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TWO STORY HOMES

by

J.W. LINDSTROM

· ARCHITECT ·

MINNEAPOLIS, MINN.

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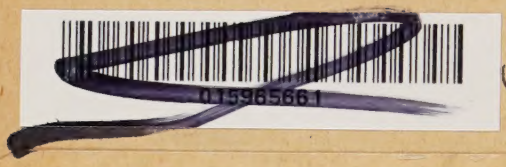

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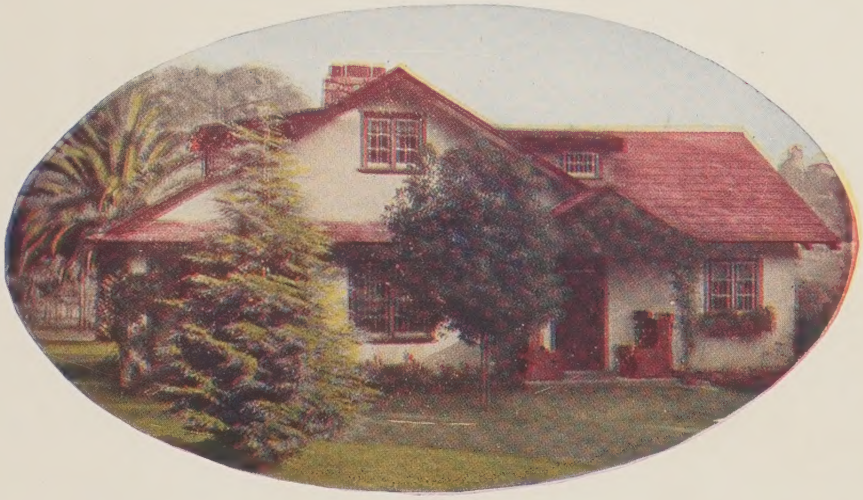

Published by

J. W. LINDSTROM

ARCHITECT

MINNEAPOLIS, MINN.

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Introduction

TO ENABLE YOU to visualize your new home even to the color, we have prepared this series of designs. It will give you an excellent idea of the service we render which is distinguished by its completeness and moderate cost.

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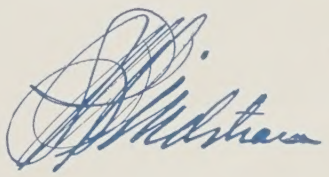

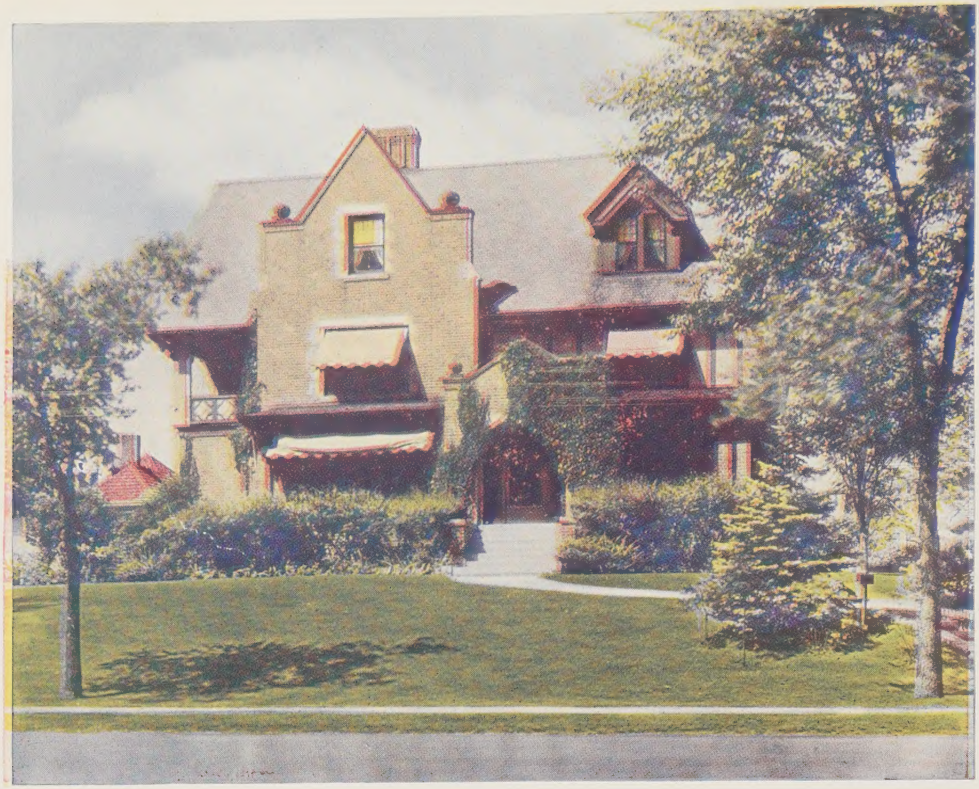

DESIGN No. 140

Contents 65,250 cubic feet.

Space does not permit to adequately describe a home of this character.

Anyone desiring a strictly high class home will find many interesting features embodied in this plan. Constructed of the best materials thruout, with brick veneer walls, cut stone trim, and tile roof this, a home of beauty, will stand forever. Cement plaster and timber work is used in the gable ends.

The spacious screened porch across the front will appeal to the most critical, as the sun room has been made a separate feature and opens somewhat privately from the den.

The living and dining room are off the center entrance hall, while the staircase to the second floor has been placed to the rear of this hall. The main stair landing is up eight risers, which permits a large toilet room underneath, convenient to the grade door, kitchen or main stair hall.

Beside the four chambers, one with private dressing room and sleeping porch on the second floor, there are two servants' rooms and bath as well as a large amusement room finished off on the third floor.

The basement is complete in every detail.

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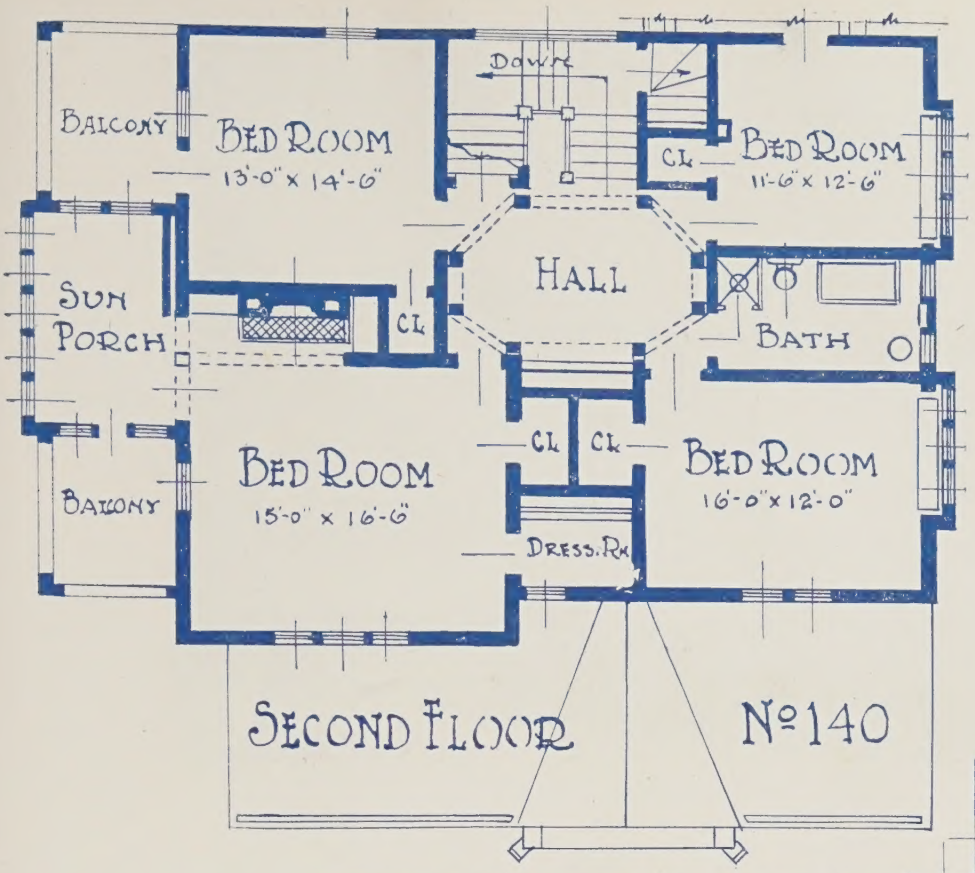

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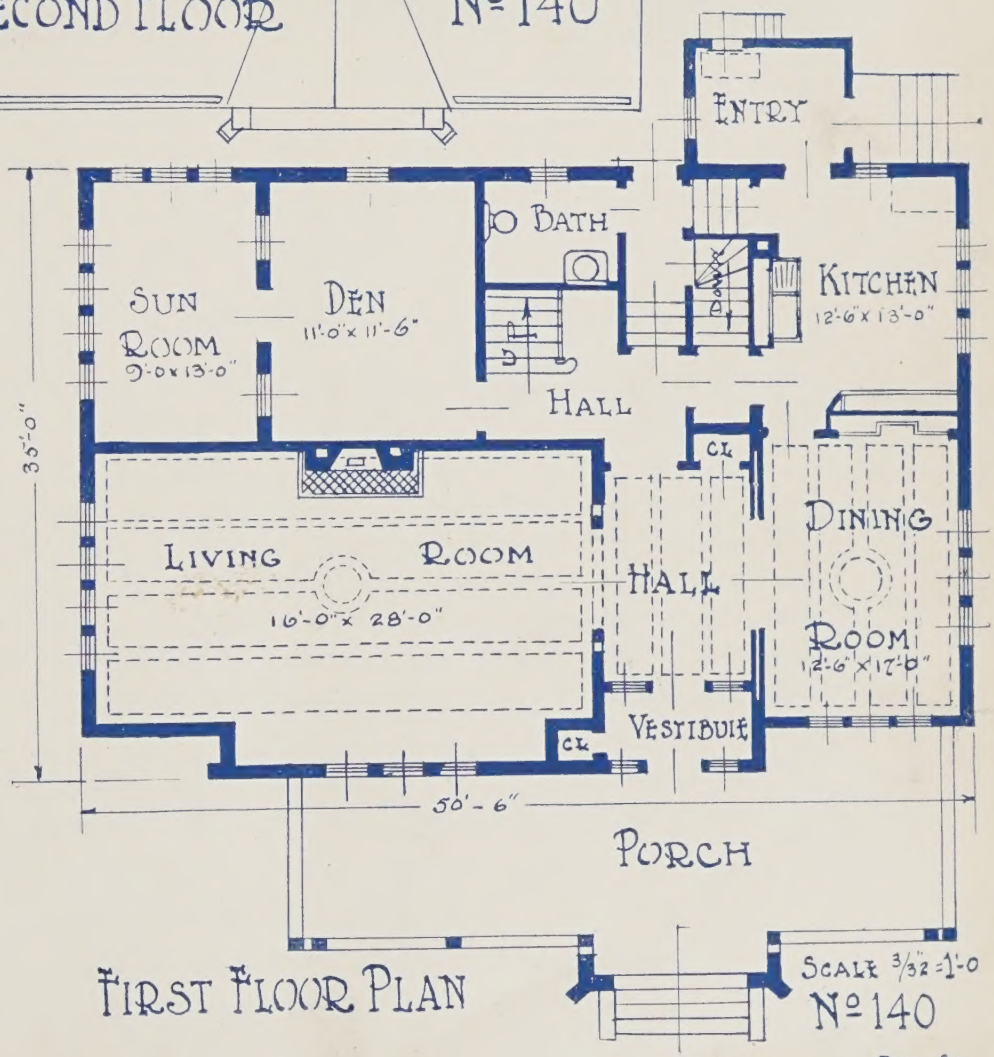

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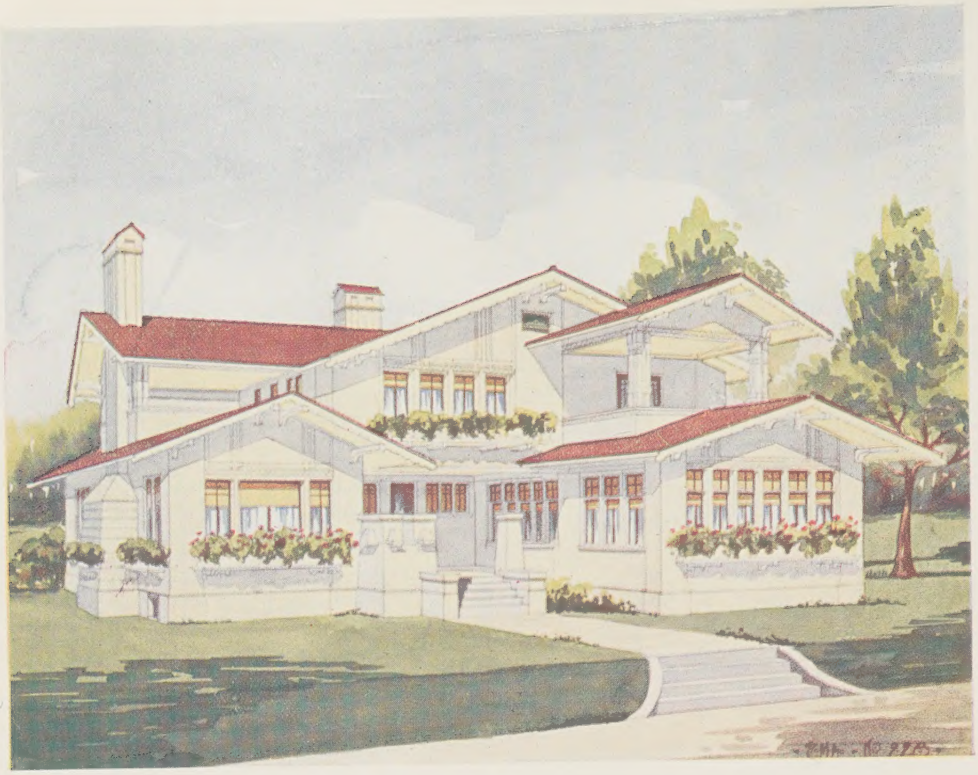

DESIGN No. 228

Contents 71,570 cubic feet

In this design there are five bedrooms, four sleeping porches and three bathrooms. Hardwood interior finish and floors. Stucco exterior and tile roof. Full basement containing laundry and drying room, boiler and fuel rooms.

Extra large rooms throughout with many windows, and the sleeping porches have ventilation from three sides. In the living room there is a fireplace nine feet wide and four feet in depth. The dining room has a wide recessed buffet with china closet on each side and casement windows above countershelf; coved ceiling and paneling all around the walls. The pantry is fitted with cabinets to ceiling. The kitchen is well lighted from three sides of the room and has ample floor space for all necessary fixtures.

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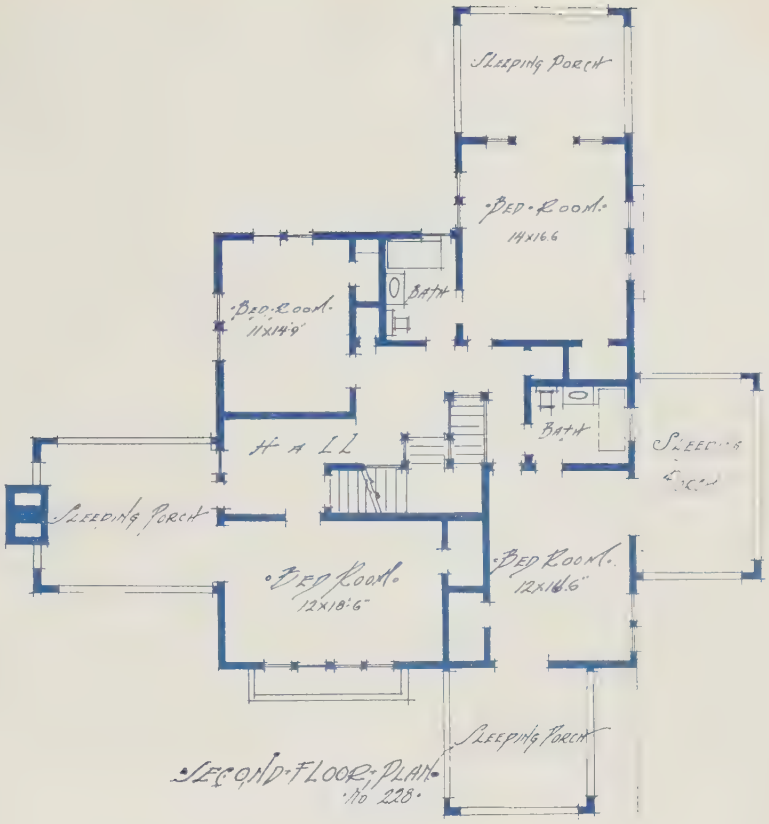

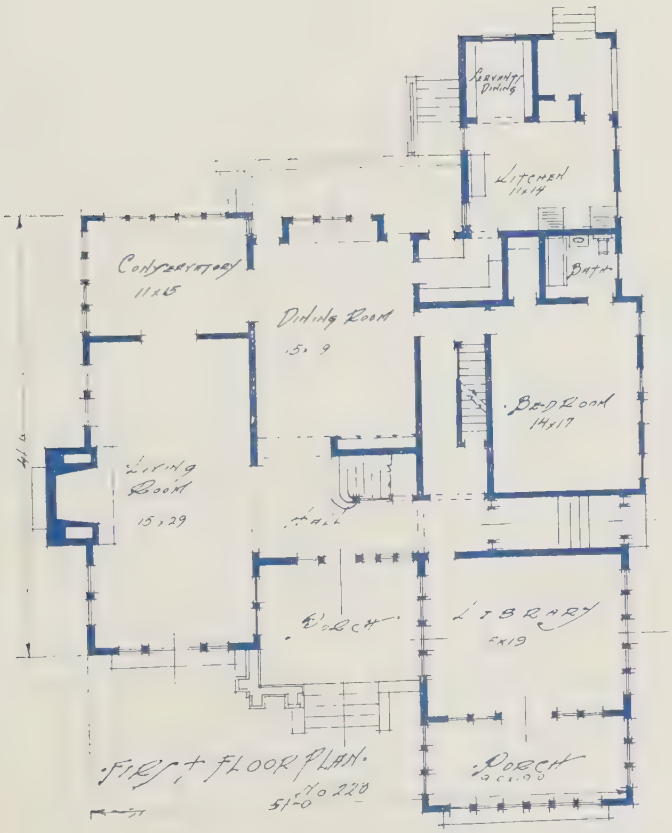

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DESIGN No. 297

Contents 42,300 cubic feet

Brick and half timber makes a handsome exterior and is a decided departure from the ordinary house. The first story is veneered with brick of a granite shade, and the second story and gables are covered with cement stucco and half-timber.

The plan is so laid out as to make the wide side of the house to the street. A wide flight of stairs is directly in front of the entrance, with a large living room on one side and the dining room on the other. Sliding doors separate the dining room from the hall, and also the library from the living room.

The specifications call for the best quality hardwood finish thruout the first floor, and the second floor is pine trim to enamel with birch mahogany doors.

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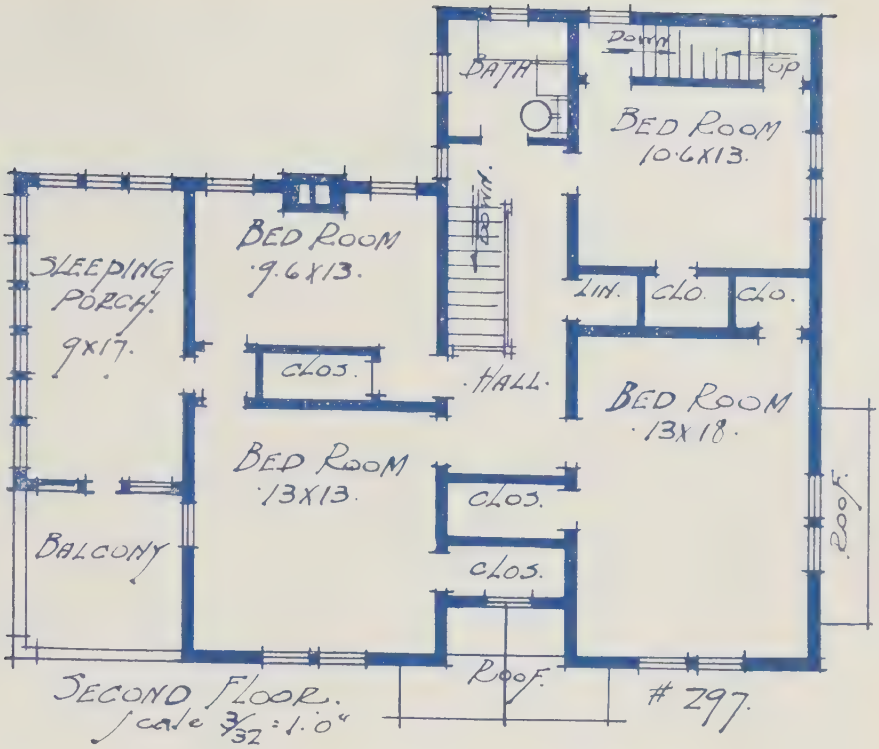

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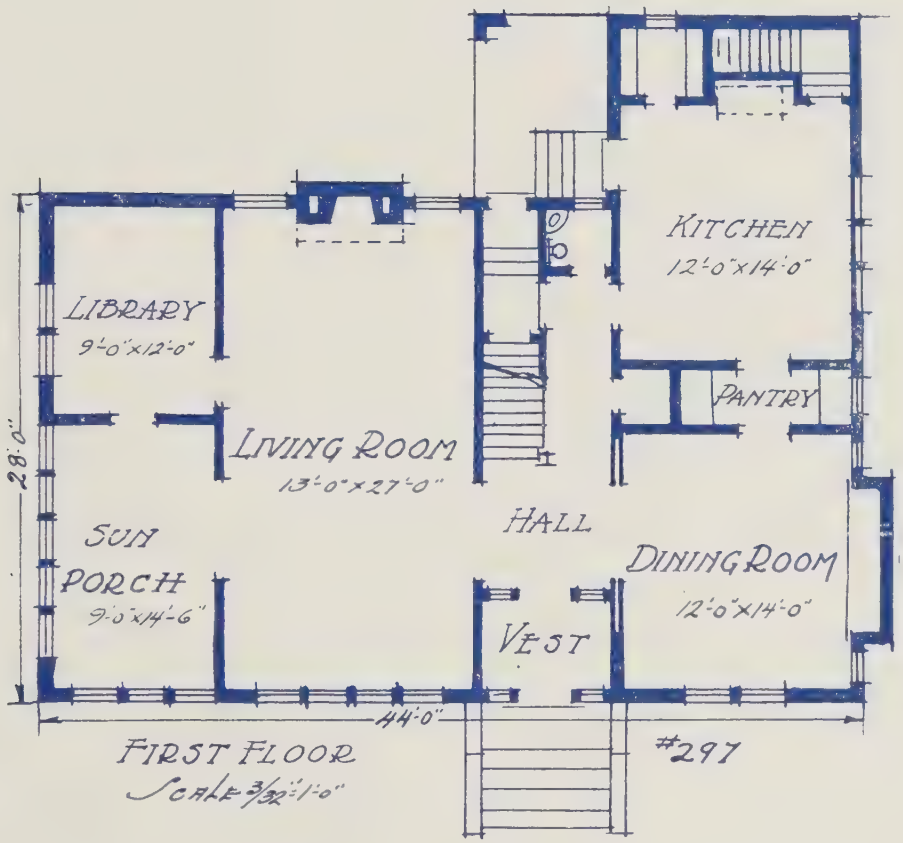

DESIGN No. 306

Contents 32,130 cubic feet

This house has brick veneer to the first story window sills, with stucco finish above over insulation and double air space in outside walls, and the roofs covered with Slate surface shingles.

Entrance is given on the first floor thru a roomy, light vestibule to a central hall, ample in width with a substantial Oak stairway set well back into the hall. It is flanked on the right by a large living room and on the left by a hospitable dining room. The living room has a beamed ceiling and a broad fireplace. The sunroom is connected with living room by double French doors, and the dining room ceiling is also beamed and has a group of windows which fill the front wall of the room and a recessed buffet of exclusive design with windows over. The kitchen has a one-piece sink, ample cupboard room, recessed icebox with outside icing door on the rear porch. The working arrangement is planned to lessen work and insure comfort.

On the second floor are four good sized chambers, and a sleeping porch, each with a large closet. The bathroom is tiled with built-in tub and pedestal lavatory, also a linen cabinet.

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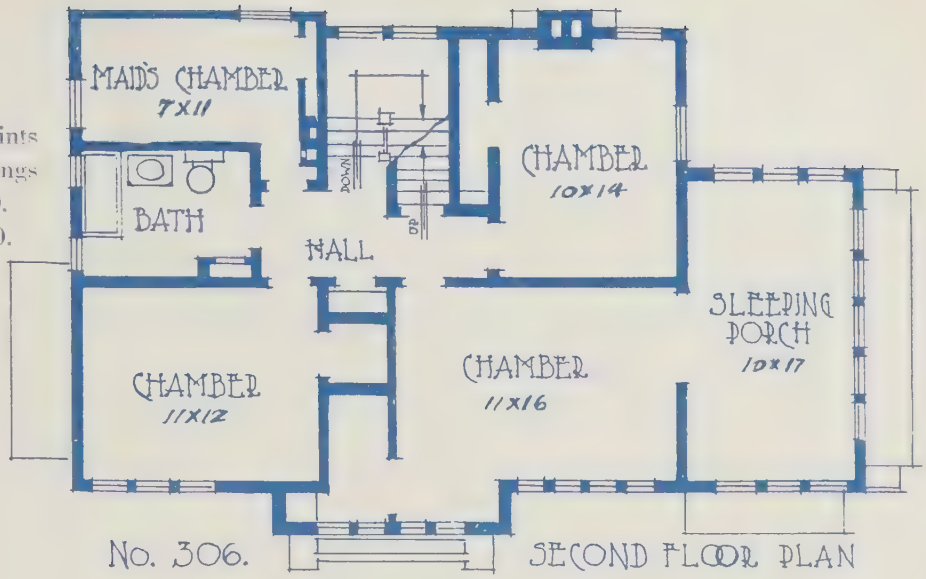
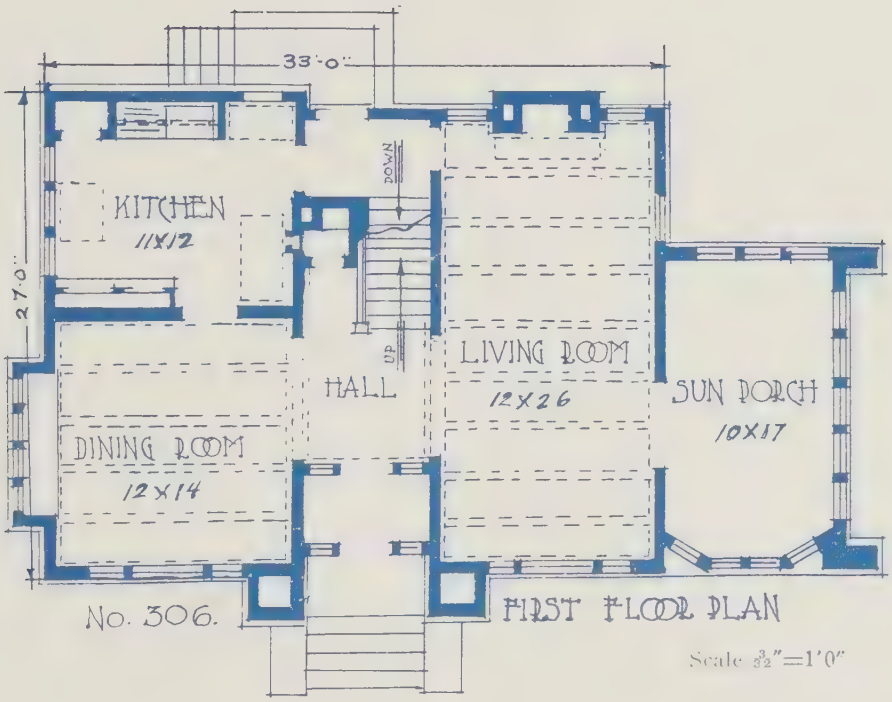


No. 306. SECOND FLOOR PLAN



No. 306. FIRST FLOOR PLAN

Scale $\frac{3}{32}$"=1'0"

Three sets of plans and specifications $25.00.

DESIGN No. 307

Contents 36,630 cubic feet

With its broad frontage of nearly 50 feet this home presents an unusually attractive appearance.

The floor plan arrangement of the center hall type is as complete as any of our collection. The living and sun room on the one side, with the dining room on the opposite has proved to be an ideal arrangement. French doors open onto a large glazed sun porch fitted with casement sash. From the end of this porch is a door with steps leading out onto the beautiful landscaped yard.

In the rear of the living room is a library where the owner is secluded from the rest of the family. From the rear of the hall, a door with mirror opens into a large coat closet, while another door opens into a toilet with a large window, giving plenty of light and ventilation.

A good sized breakfast room convenient to the kitchen, is located at the end of this hall.

The kitchen with its combination stair, built-in fixtures, location of the refrigerator, which is iced from the rear porch, all speaks for convenience. A closet on the rear porch is found very handy where there are children in the family. There are four bed rooms, one exceptionally large for the owner's bed room off of which is the sleeping porch.

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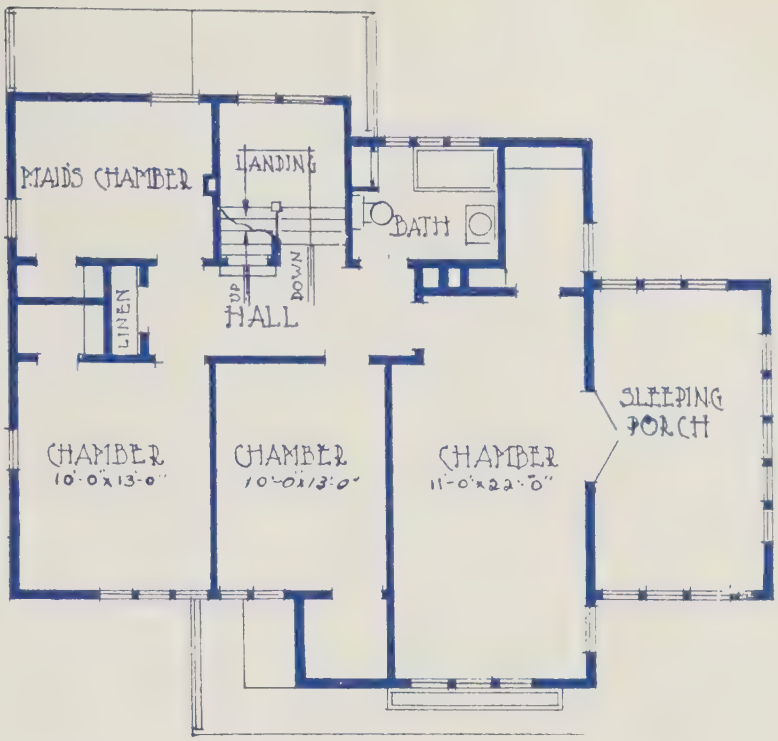
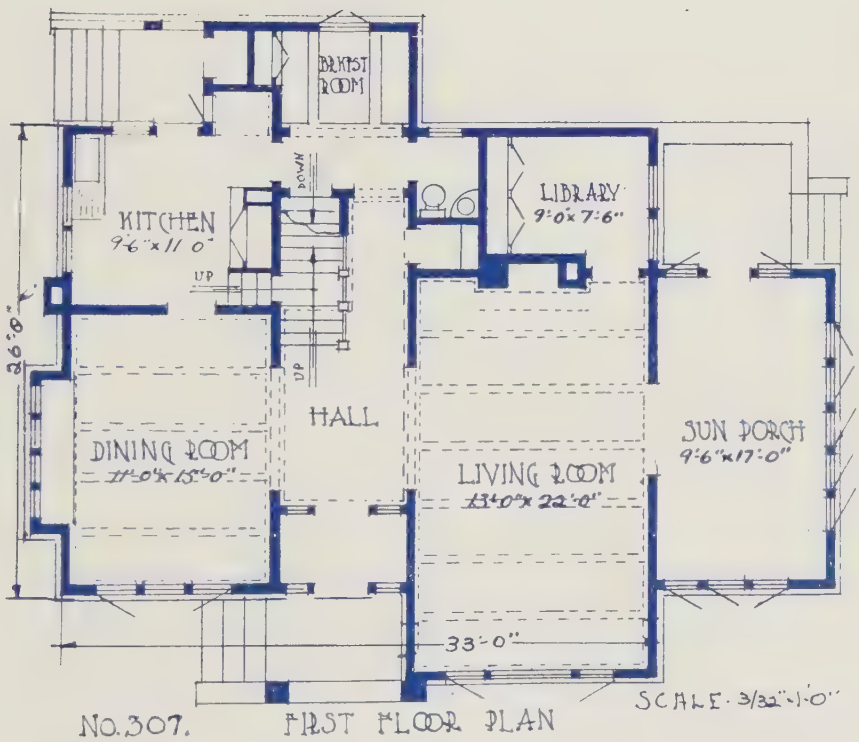


No. 307. SECOND FLOOR PLAN



No. 307. FIRST FLOOR PLAN SCALE: 3/32"-1'-0"

Three sets of plans and specifications $25.00.

DESIGN No. 308

Contents 37,500 cubic feet

One is immediately impressed with the substantial appearance of the residence here illustrated.

Built by a contractor for his own home using the best of materials in its construction, the broad simple lines are extremely pleasing. Of solid brick wall construction and tile roof this home is practically fireproof.

The sun porch is placed on the opposite side from the living room and is reached thru French doors opening out of the entrance hall: from this hall an attractive stairway leads to the second floor where in addition to the four large well lighted chambers is a sleeping porch and two baths, one a private bath off the owner's bed room.

Beside the usual laundry, vegetable and storage rooms, in the basement is a large billiard room with a massive brick fireplace.

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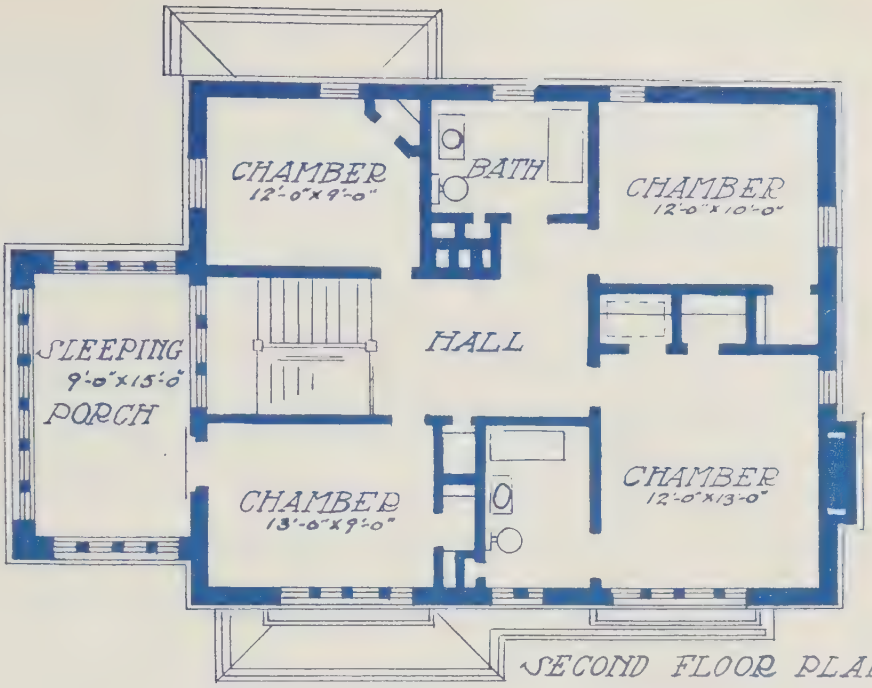
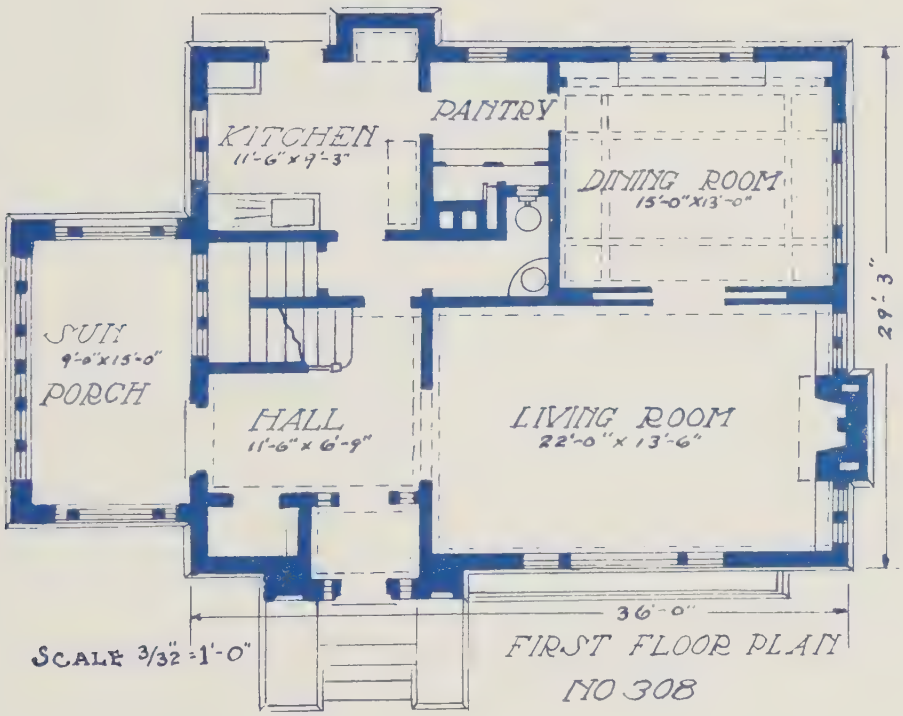


SECOND FLOOR PLAN
NO 308



SCALE 3/32" = 1'-0"

FIRST FLOOR PLAN
NO 308

Three sets of plans and specifications $25.00.

DESIGN No. 313

Contents 27,840 cubic feet

Tradition says that the square house is an economical one to build. In this plan the long living room fills one side of the house, with the entrance through the porch into a central hall whose apparent width is enlarged by the wide openings into the living and dining rooms. These openings have vistas in each direction the full extent of the house.

The stairs are placed at the back of the hall with a wide landing up two steps. A passage way from the kitchen meets this landing and a coat closet opens from it. The living room has windows on three sides with the fireplace in the center of the outside wall, and a ceiling cornice all around the walls. The dining room has a beamed ceiling and a bay window for the buffet with high windows above.

Beyond the dining room is the kitchen fitted with ample cupboard space and the sink conveniently near. The refrigerator is placed in the kitchen entry. The basement stairs are under the main stairs with entrance at grade level. On the second floor are four chambers, each with windows on two sides giving cross ventilation. The chambers over the living room may be thrown together as shown by the wide sliding door. The front chamber has a very large closet and the rear chamber, which is virtually a sleeping porch has both a closet and a cupboard. The linen closet is beside the door to the rear chamber. The groups of windows on the corners makes all the chambers very airy and pleasant.

On the exterior hard burned brick is used for the basement walls above grade; walls above are covered with stucco. The cornice and wood trim are all in white. The wide belt course under the upper window sills gives an interesting treatment. It is unfortunate that this photograph was taken before the shrubs and planting had been set. A few years' growth of vines and greenery will make this house as attractive as it is convenient.

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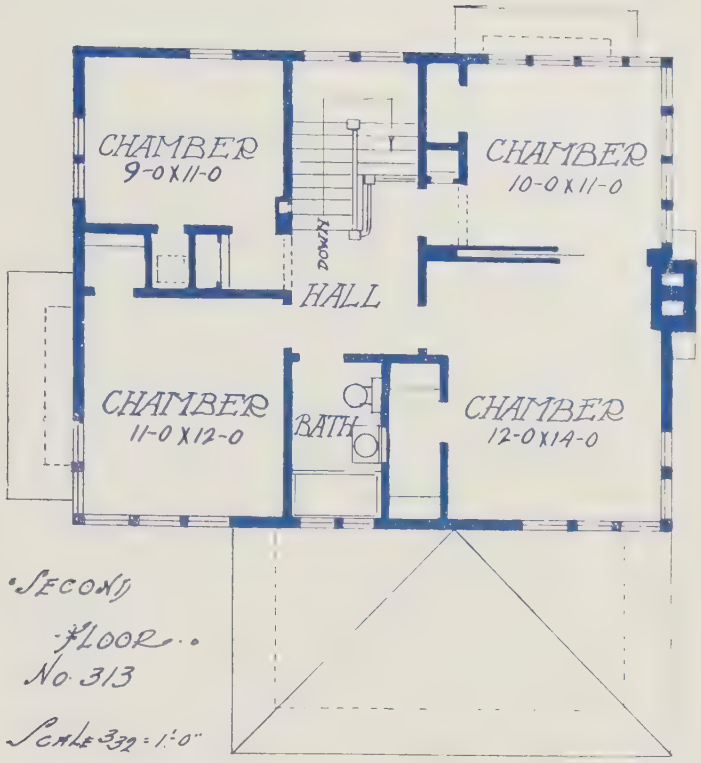

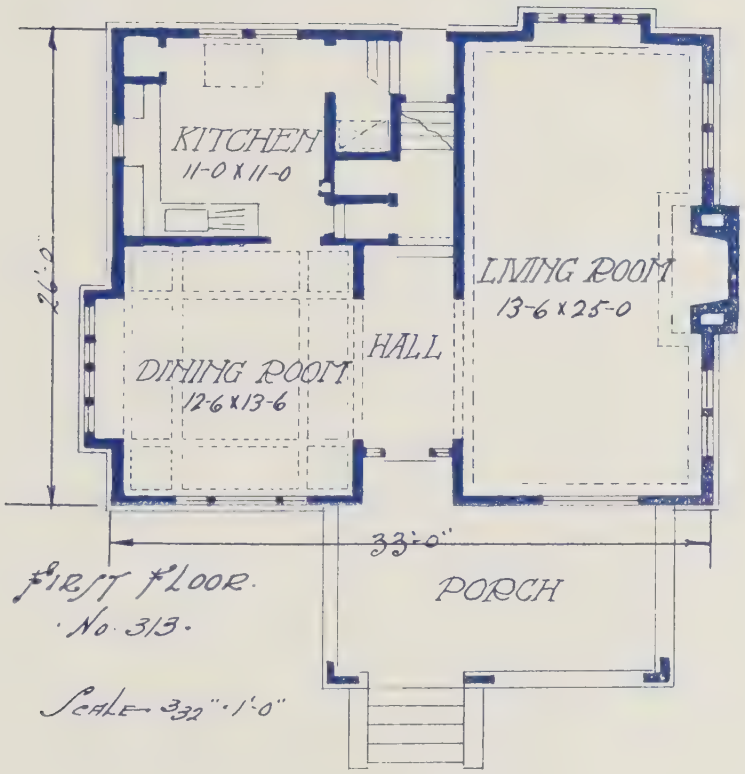

Three sets of plans and specifications $25.00.

DESIGN No. 315

Contents 28,040 cubic feet

It would be difficult to picture a more attractive home than the one here illustrated. With its broad front to the street, the graceful sweeping lines or buttresses at the corners, and the circular roof treatment over the entrance a touch of individuality is given to this two story home.

From the winding front steps, entrance is in the end of the living room, which with the treatment of the bookcases carried up 6 feet high, makes of this end, a passage way to the main stairs.

In the opposite end of the living room is the attractive brick fireplace with French doors at each side opening onto the sun porch. A colonade opening separates the dining room, which has an attractive buffet with a French door at the side, opening onto a dining porch. The plan has been carefully studied and many practical features have been worked into it, such as broom closet and a table leaves cupboard in the dining room.

On the second floor are three chambers, bath and a large deck over the dining porch where bedding may be aired.

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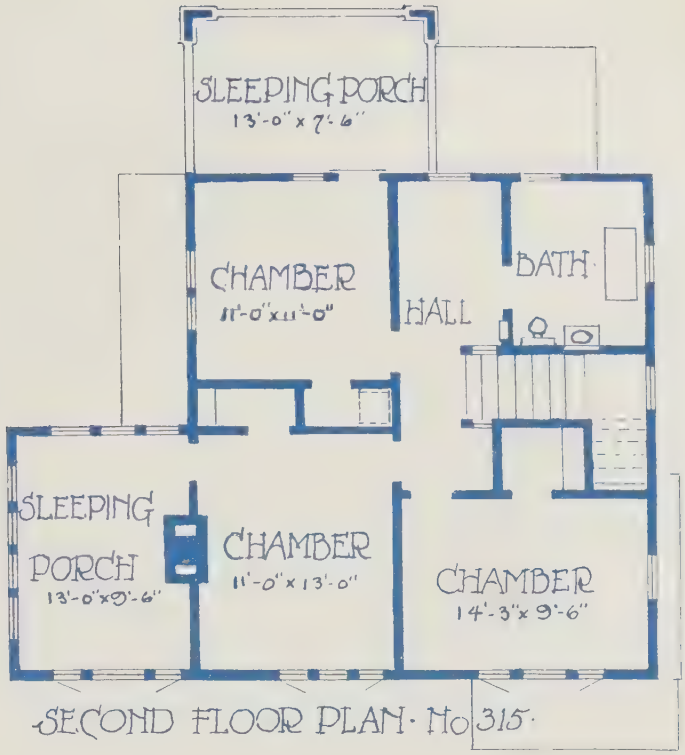

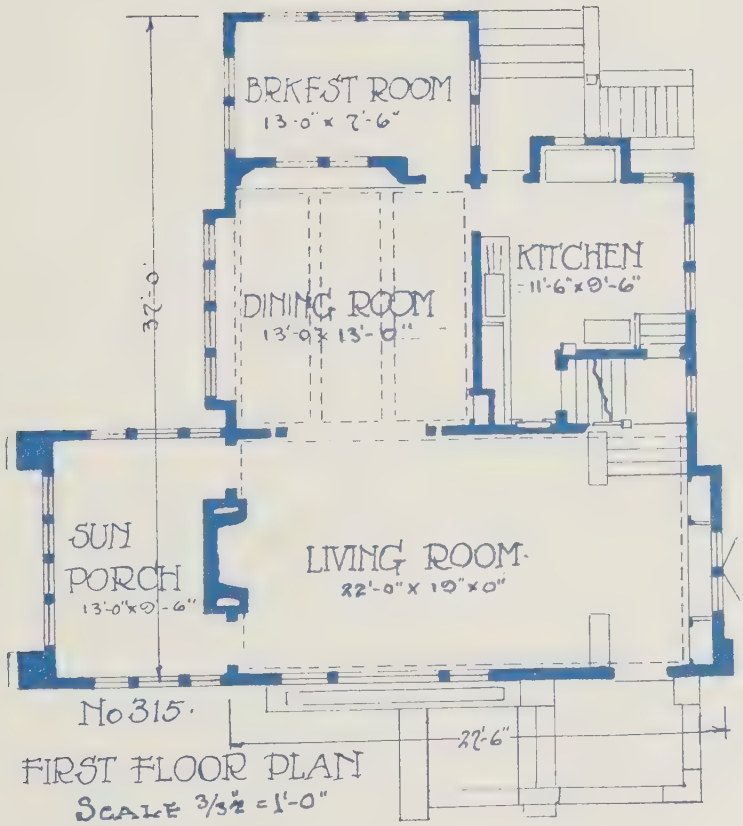

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DESIGN No. 316

Contents 30,000 cubic feet

The beauty of this home is its good proportions, the grouping of windows, as well as the coloring effect. Brick has been used to the first story sills while the red shingle stain is in harmony with the brick, white cement plastered walls troweled smooth give a pleasing contrast to the dark brick and shingle stain.

The floor plan has been carefully studied, with the result that there is not an inch of waste space. The long living room extends the whole length of the side and has an attractive brick fireplace, good wall space, and is exceptionally light. A wood cornice in the living room, beam ceiling in the dining room add a finish to these rooms.

The entrance to the kitchen is by way of the grade door, up four steps to the floor level. In this entry is located the refrigerator very convenient for icing, as well as for the housewife.

A rear porch, with a sleeping porch over, together with four chambers and bath complete the arrangement.

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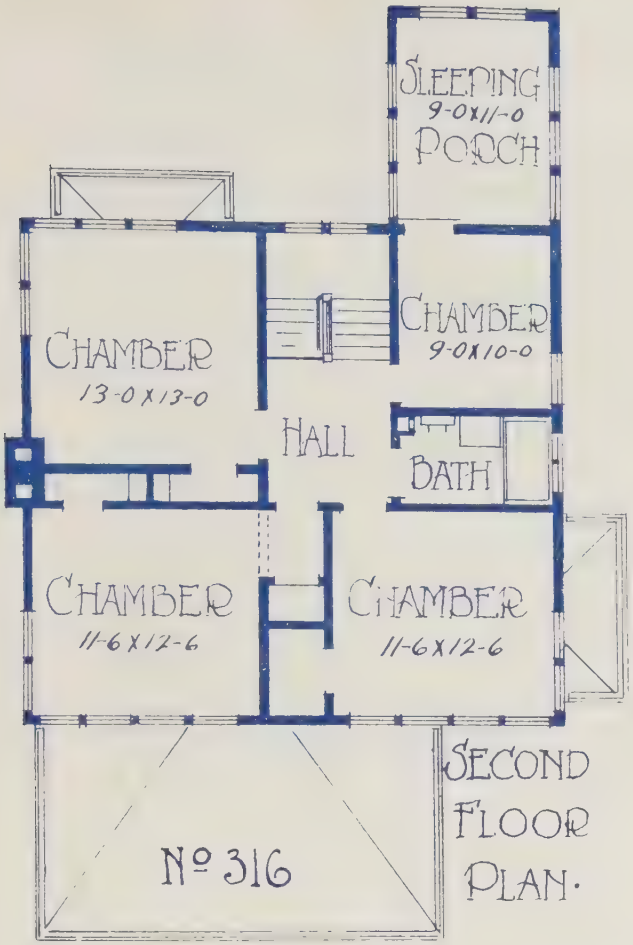

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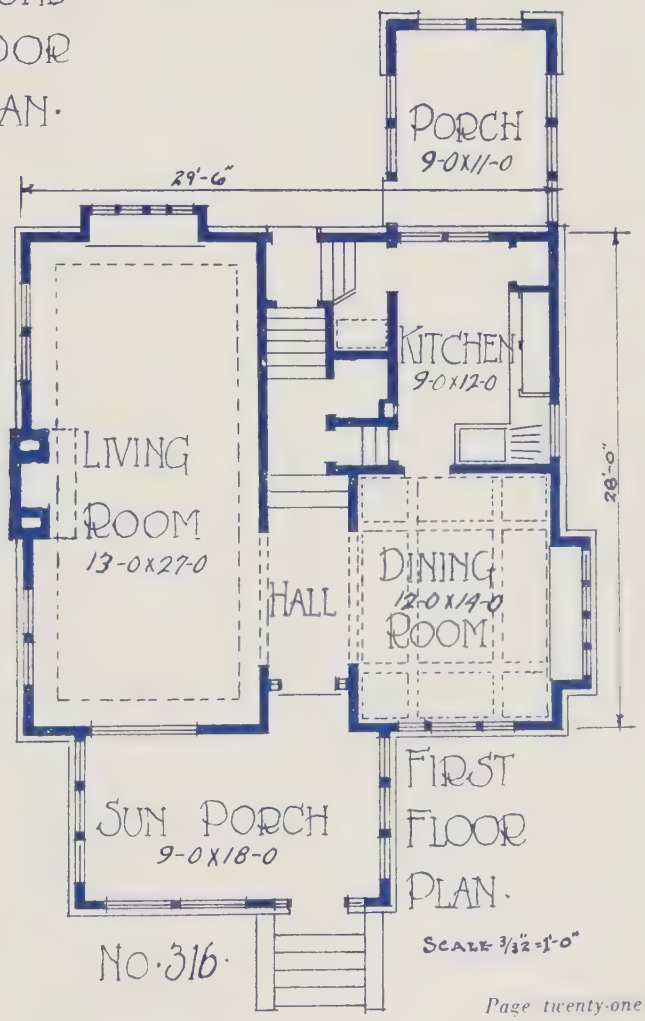

DESIGN No. 319

Contents 24,040 cubic feet

Here is an economical house to build, size 24 x 24 ft. with a 10 ft. porch on the side. There is not a foot of waste space in this house; the stair arrangement is especially well designed. From the kitchen the stairs lead to basement with door at grade, and there is also a narrow stairway from kitchen up to first landing of main stairway to second floor.

In the kitchen the wall space has been arranged to accommodate sink with drainboard, icebox with icing door from the rear porch, clothes chute, range, and built-in cabinets of ample capacity. Hardwood interior finish and floors thruout.

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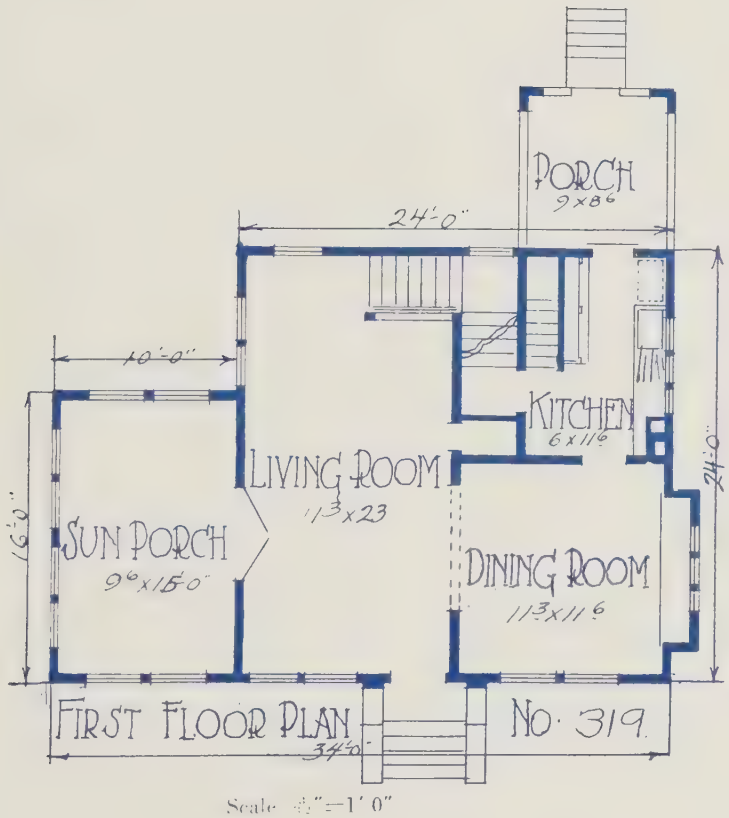

Scale $\frac{1}{4}$"=1' 0"

Three sets of plans and specifications $25.00.

DESIGN No. 322

Contents 41,400 Cubic feet

With brick veneered walls and tile roof, this home presents a very substantial appearance, and with its broad frontage to the street will appeal to many.

The floor plan some-what out of the ordinary, is extremely interesting. From the covered stoop, one enters direct into the large living room, which is very attractive in its treatment of fireplace, stair detail, beam ceiling, etc. A pair of French doors open onto the sun porch, which in turn has a door leading onto an open porch from which one can go direct into the rear yard.

In addition to these porches another porch is provided off the kitchen.

From the small side hall in which is located a lavatory, one enters the kitchen, or can go down four steps to grade entrance door, and then on down into a most complete basement, divided off by brick party walls.

There are many appealing features on the second floor, such as the large owner's chamber, with fireplace, two closets, a French door leading onto a large sleeping porch across the entire side. Bath with shower, etc.

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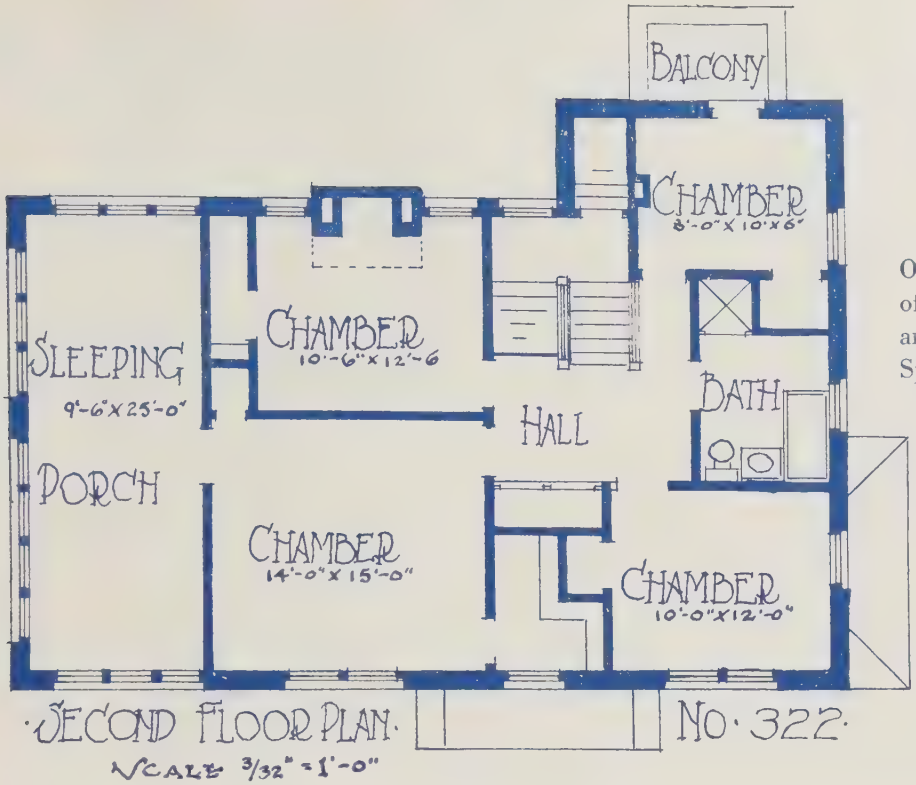

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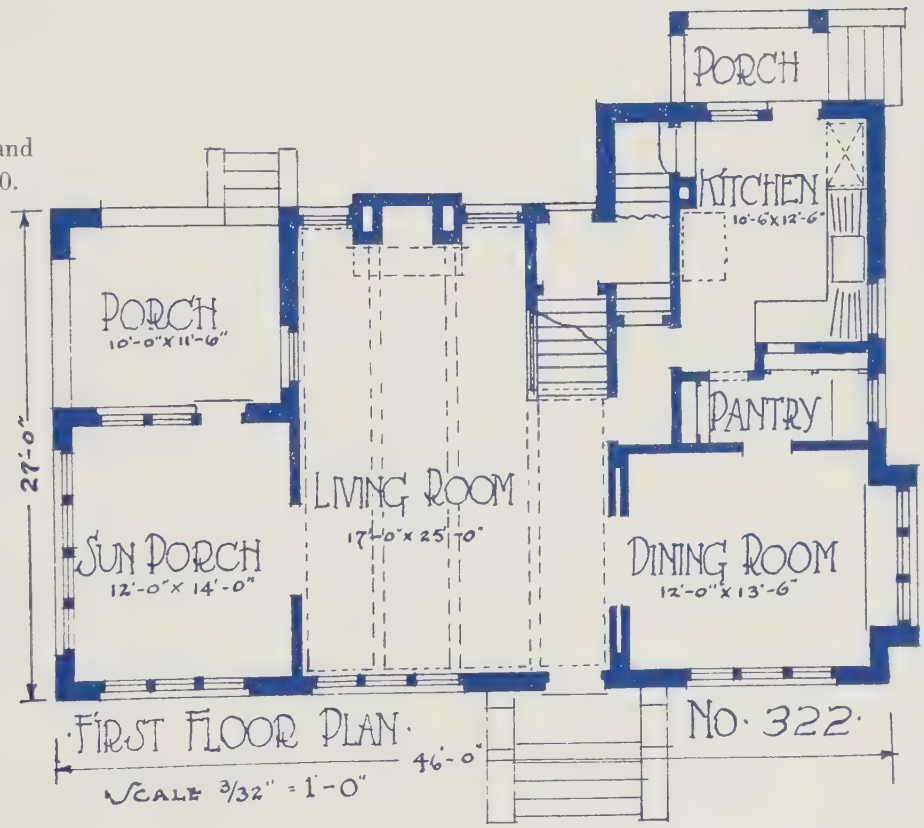


DESIGN No. 323

Contents 48,500 cubic feet

The city home of medium size, built along colonial lines and giving wide opportunity for artistic treatment at moderate cost, is rapidly gaining favor with home builders.

The plan shown is for a colonial house with the living room extending across the front. Opposite the entrance the stairs lead up from the end of the living room. At the other end of the living room is the fireplace, while the sunroom opens on one side and the dining room on the other. The screened porch and side entrance is beside the fireplace. Both living room and dining room are beamed and a great bay of windows projects on one side of the dining room. The kitchen is fully equipped with cupboards and working space. At the rear of the main part of the house is the billiard room in a separate wing which is one story in height. A double fireproof garage is in the basement below a cemented driveway from the avenue.

The main part of the house is finished in birch with birch floors throughout. In the main rooms the woodwork is treated with a stain of dark brown mahogany. The second floor is finished in white enamel, with mahogany doors. The bath-room is tiled. On the third floor is a Maid's room with private bath.

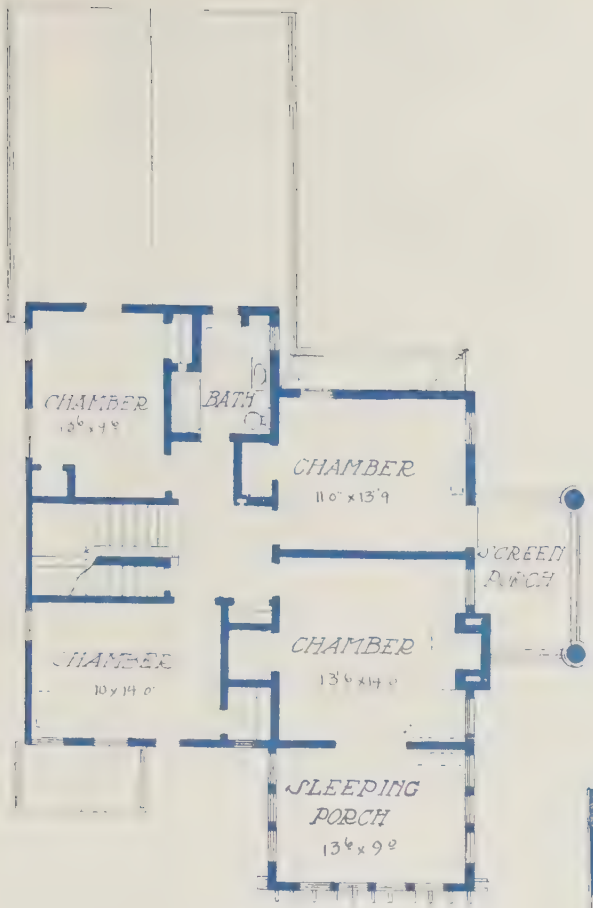
The exterior is of stucco with colonial details, with trellis beams across the sunporch over which vines may be trained. The exterior walls are veneered with brick up to first story window sills. The ionic order is used in the column details. Free standing columns support a pediment at the main entrance. Pilasters carry trellis beams over the sunporch while pillars two stories in height carry the cornice of the screened porch in line with the regular cornice of the house.

One set of blueprints of working drawings and details $10.00.

Specifications $5.00. Three sets of plans and specifications $25.00.

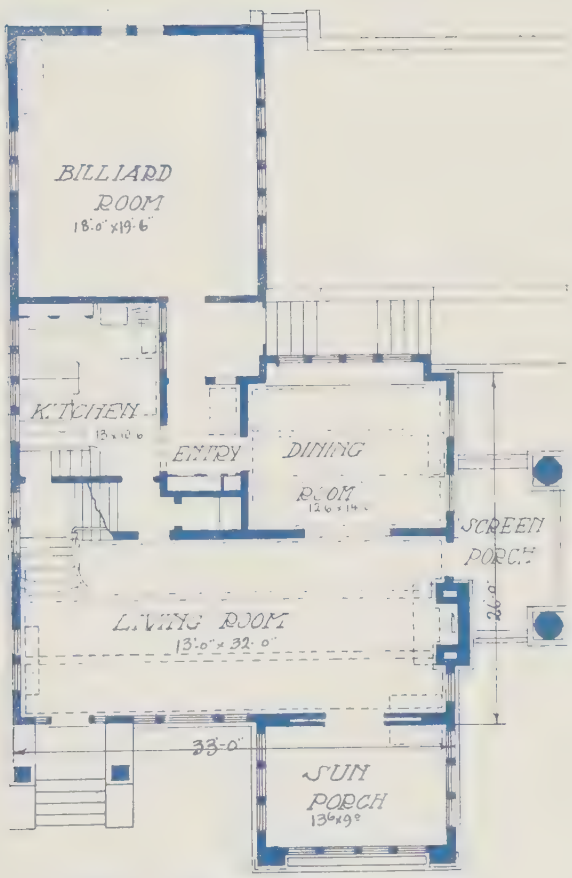
One set of blueprints of working drawings and details $10.00.

Specifications $5.00.



SECOND FLOOR PLAN NO 323

Three sets of plans and specifications $25.



FIRST FLOOR PLAN NO 323

DESIGN No. 326

Contents 31,140 cubic feet

With is broad facade to the street broken by its twenty-one window openings, the smooth cement plaster walls, and timber work in the front gable, this home built by an architect for his own presents a very attractive appearance.

The sun porch is built out flush with the front wall of the house, making this home appear much larger than it really is.

There is no vestibule, the entrance being direct into a small entrance hall where a pair of French doors lead to a stair hall in the rear. With this treatment a rear or combination stair is unnecessary as the front stair is convenient to the kitchen.

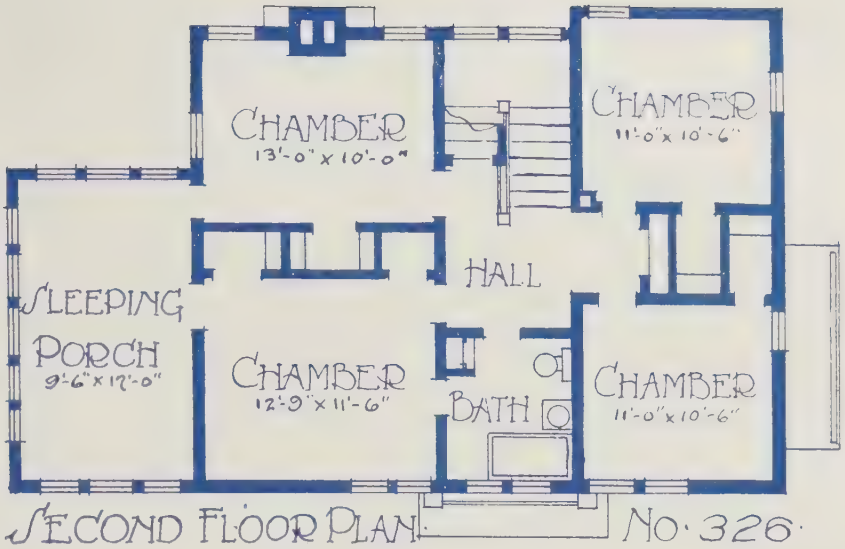
In addition to the large sleeping porch, on the second floor are four chambers each with ample closets, good wall space and cross ventilation.

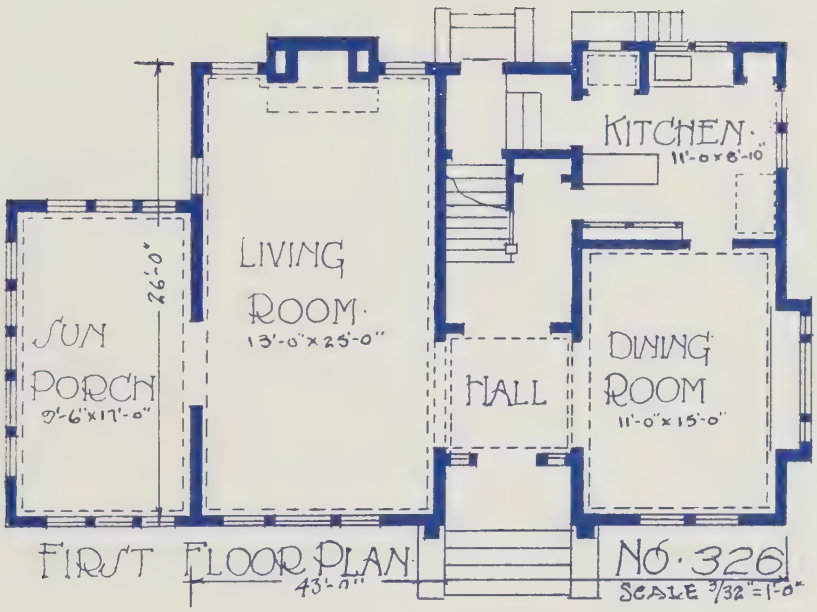
A stair is provided to the attic over the main stair, where a maid's room and bath are finished off in the front gable.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00.

Specifications $5.00.





Three sets of plans and specifications $25.

DESIGN No. 336

Contents 30,140 cubic feet

Built on broad sweeping lines with a wide overhanging cornice, a wide cement belt course at the second story window sills, this home is the type of home that demands a ready sale when placed on the market. Most of the homes built to-day are built not only to satisfy the whims and fancies of the present owner, but with the idea that should one desire to make a sale it can readily be done without sacrificing.

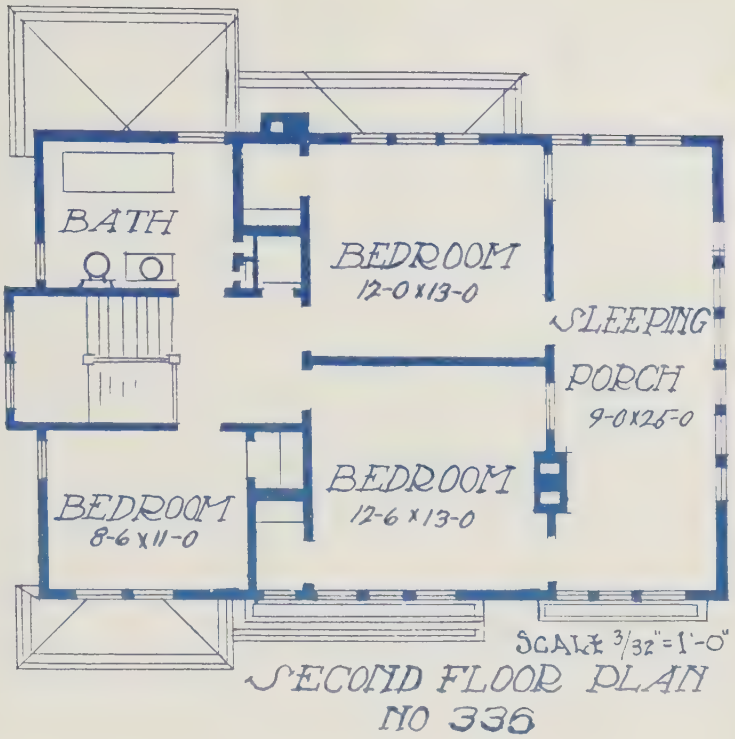
With brick base up to the underside of the first floor joists, white cement plaster on the walls carried up into the under side of the cornice, and red tile roof, the exterior presents not only an attractive appearance but a substantial one as well.

The plan while not unusual is one that has been tried and found both practical and convenient, and the details most attractive. Everything has been worked into the plan that spells for convenience; and with four well arranged rooms on the first floor, three bed rooms and bath, and a large sleeping porch, this home should appeal to the most critical and exacting.

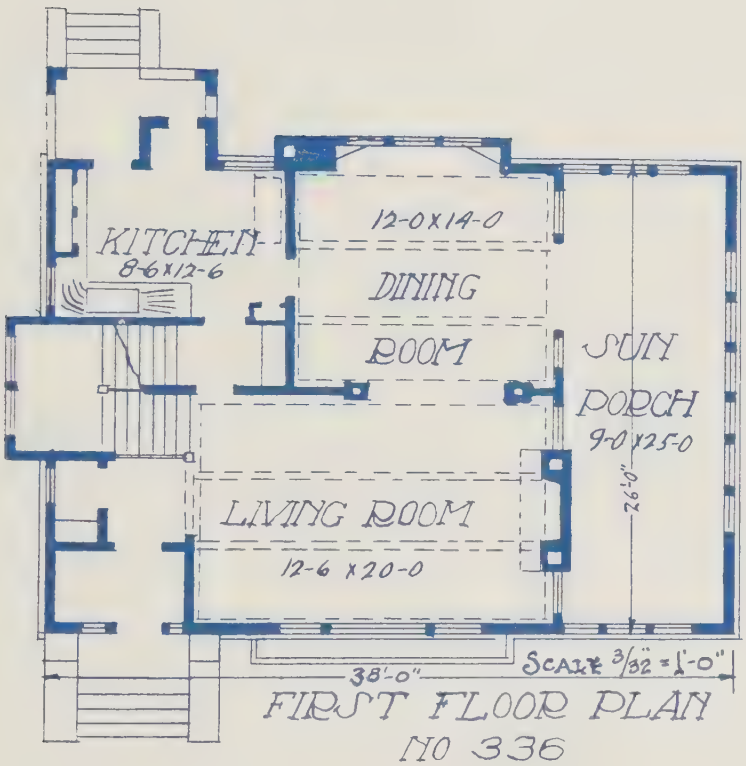
One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00.

Specifications $5.00.



SECOND FLOOR PLAN
NO 336



FIRST FLOOR PLAN
NO 336

Three sets of plans and specifications $25.

DESIGN No. 341

Contents 40,500 cubic feet

Our design No. 341 can truly be said to be a complete plan in which has been incorporated all the modern conveniences that make for a complete up-to-date home.

Built on simple lines using brick up to the first story sills, plaster above embellished only by the addition of a trellis worked out in attractive design, this home has already caused much favorable comment.

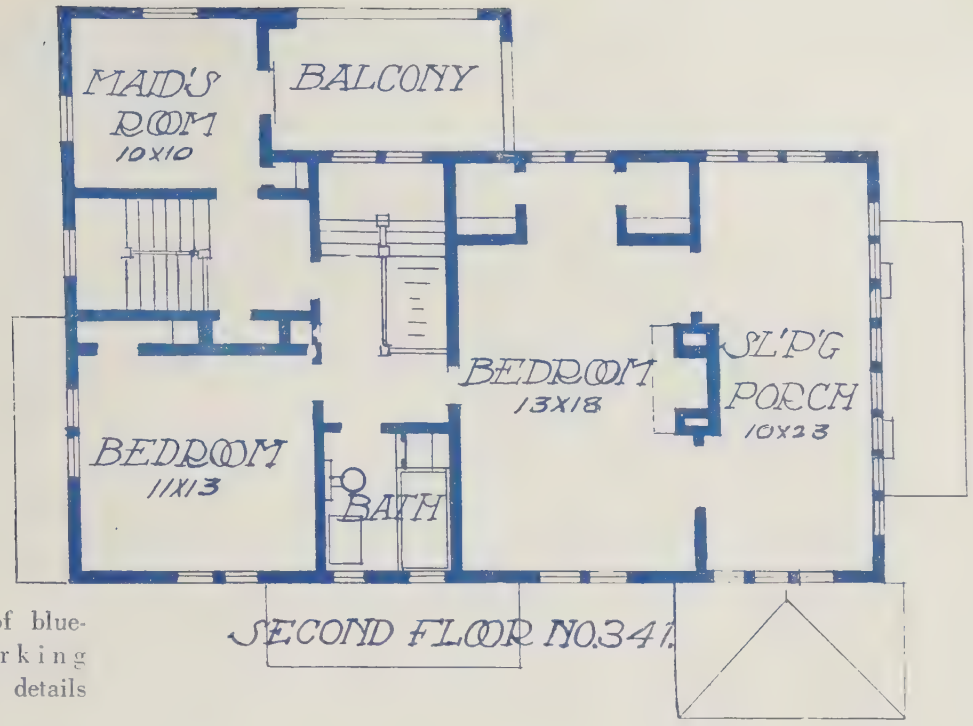
To anyone contemplating the erection of a home as large as this, the plan will bear the closest study and investigation.

With an open terrace in front, sun porch at the side and partly projected in front, a screened porch back of this, as well as a small covered porch on the rear, this home has been abundantly supplied with porches for all occasions to be used in all kinds of weather.

In addition to the front main stairway there is a rear stair convenient to the kitchen which provides for a grade entrance at the side. The first floor plan is complete with the breakfast room and large first floor toilet.

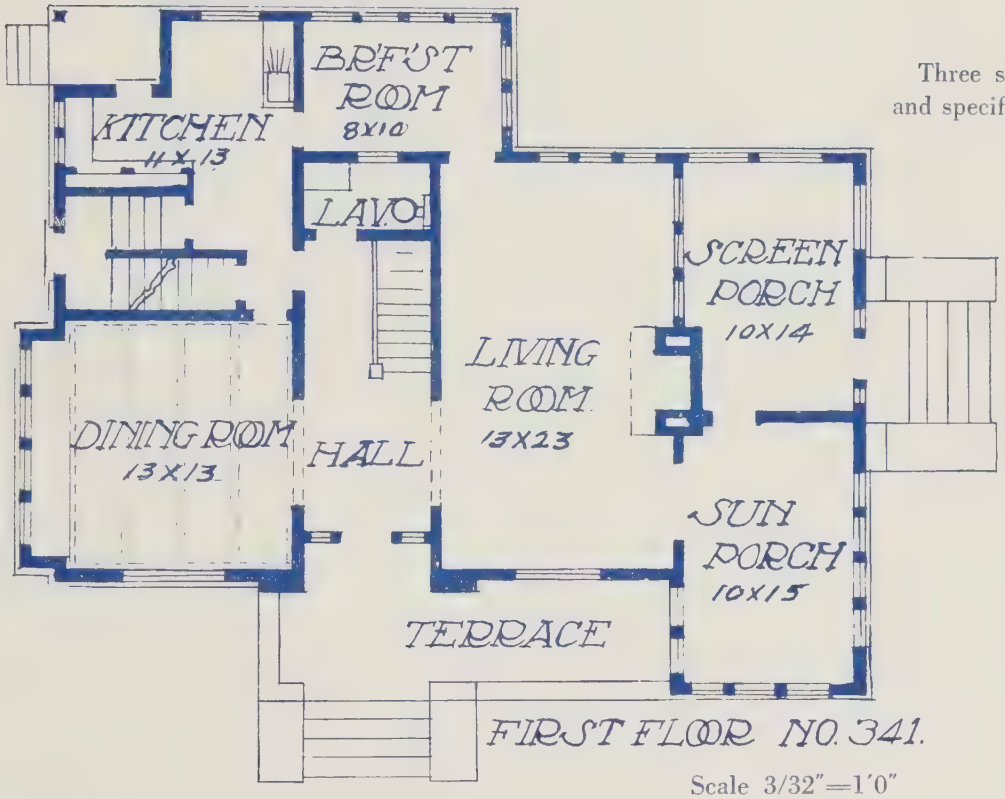
The second floor has been divided so as to provide a large owner's bed room with a fireplace off which opens a large sleeping porch. In addition a guest room, and a maid's room reached from the private stairway from the basement to the second floor. A large balcony is over the breakfast room for airing bedding.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.



One set of blueprints of working drawings and details $10.00.

Specifications $5.00.



Three sets of plans and specifications $25.

Scale 3/32"=1'0"

DESIGN No. 343

Contents 34,400 cubic feet

With its light cream stucco walls, tan brick for the chimney and red tile roof the color scheme of this home is very harmonious, the plan most convenient, and has the garage attached with a sleeping porch over.

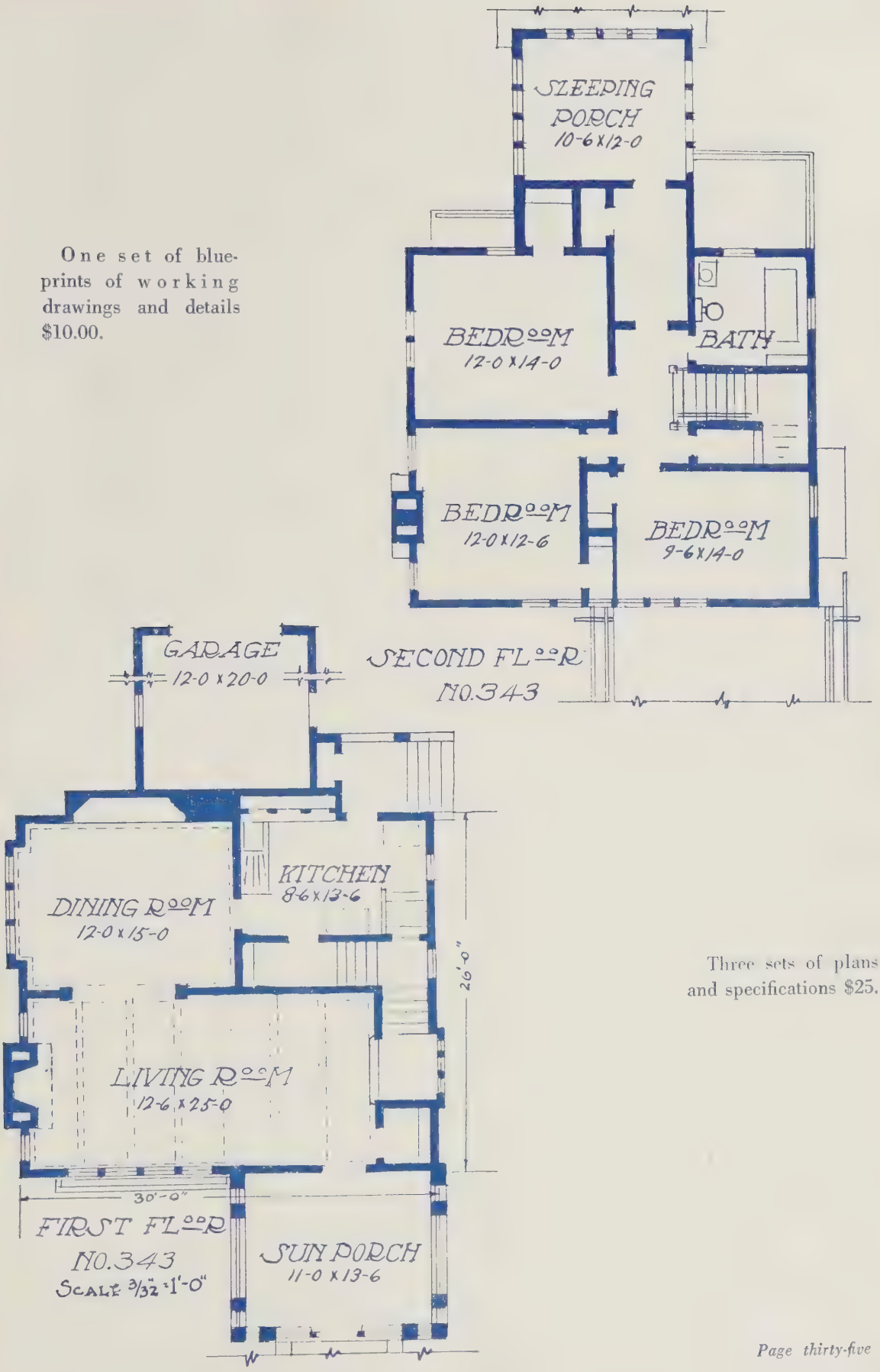
The entrance is thru the sun porch into the large living room extending across the front. In one end are the stairs convenient to the front door, while in the opposite end the fireplace attracts the attention of one on entering.

On the second floor beside the three chambers and bath, there is a dressing room thru which one must pass to get to the sleeping porch.

While the garage adjoins the house, the entrance door to same has been placed convenient to the kitchen door.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00.



Three sets of plans and specifications $25.

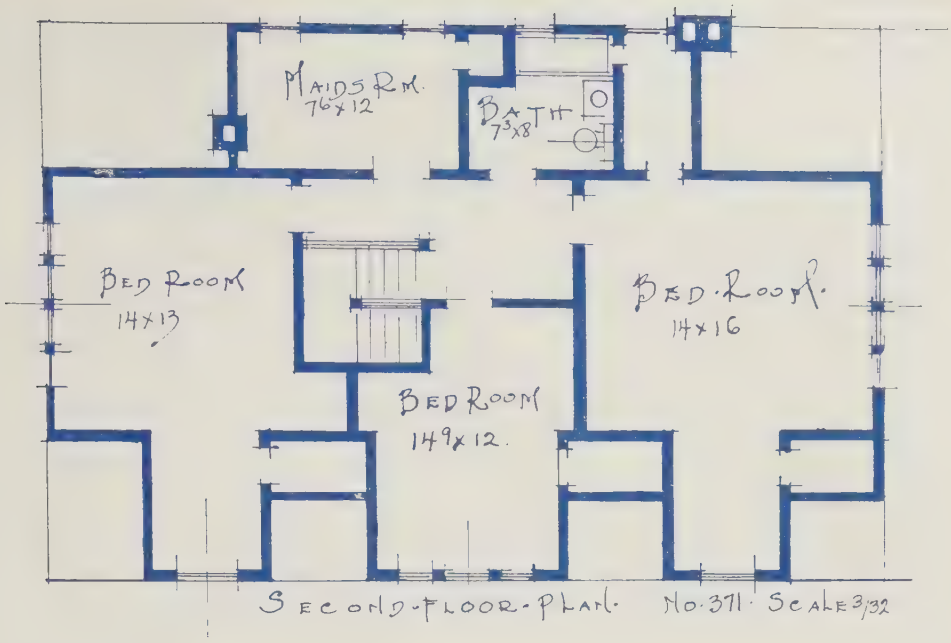
DESIGN No. 371

Contents 39,700 cubic feet

This is an unusually attractive and imposing house, showing an exterior of white sandfloated stucco; pure white woodwork, brown mahogany colored blinds and roof.

The setting among the old elms and a spacious stretch of greensward is ideal for a house of this type. The interior finish is hardwood for the first floor and the second floor is finished in pine and enameled. The rooms are of splendid proportions and well arranged, and the whole house suggests comfort, bordering on the luxurious, and a well developed sense of beauty.

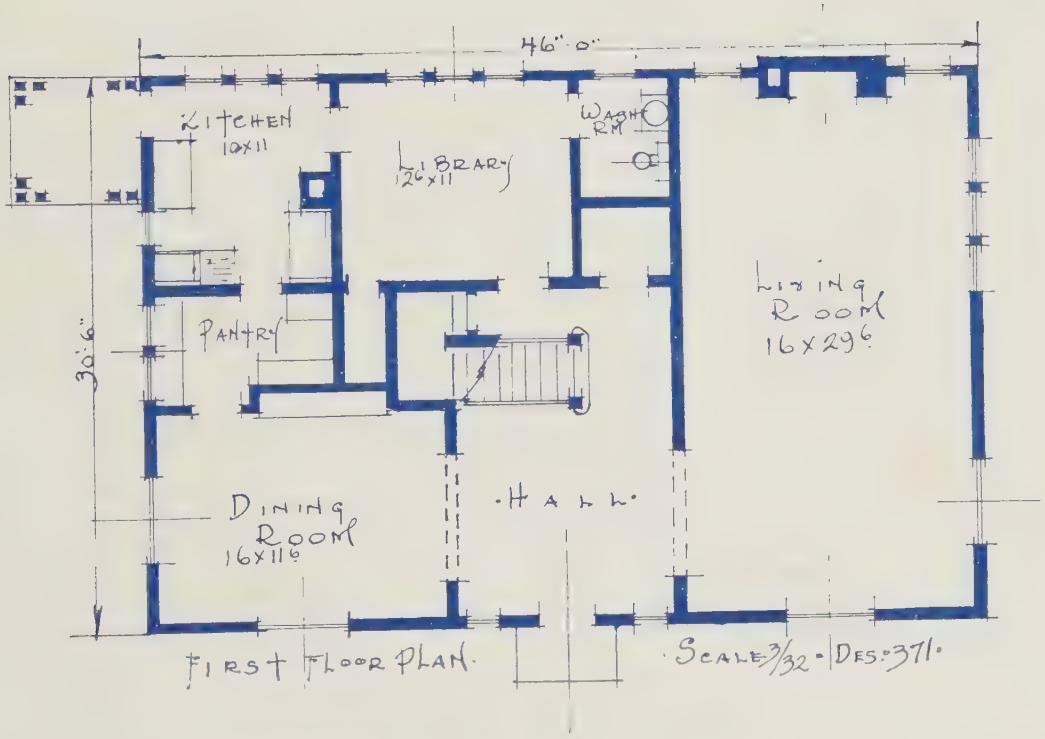
One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.



One set of blueprints of working drawings and details $10.00.

Specifications $5.00.

Three sets of plans and specifications $25.



DESIGN No. 381

Contents 42,900 cubic feet

This our Design No. 381 can be said to be the most complete home of any in our entire collection.

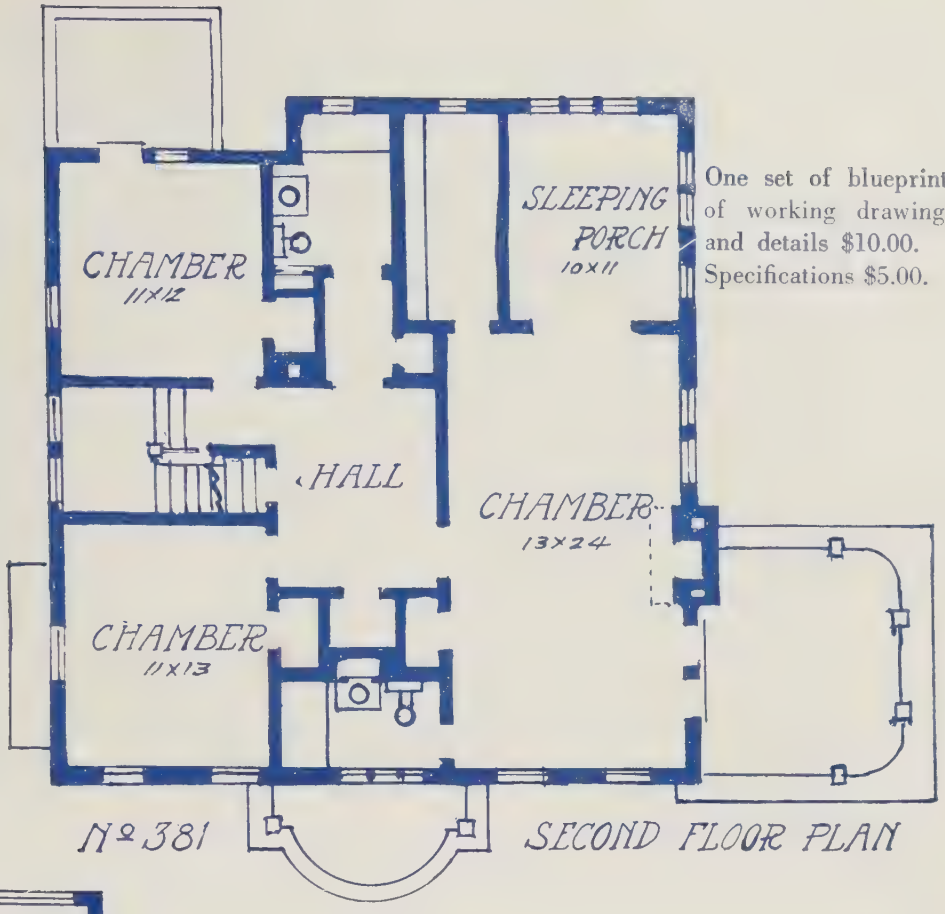
Worked out in colonial details, with its brick to the sills, white cement plaster troweled smooth, tile roof and green shutters, this home presents a most formal appearance.

Here, too, it would be impossible to adequately describe a home of this character in the small space allotted to the descriptive matter in this book. It is safe to assume, however, that from the results apparent from the exterior, that enough time and study has been expended on the interior to make the plan not only attractive, but convenient, and practical, embodying all the little conveniences that tend to make a home complete, without spending a so-called fortune.

The home pictured above was built and sold shortly after its completion at a nice profit, while at the same time the buyer felt that in the purchase of such a home he had only paid a fair price. In other words, "The seller as well as the buyer were entirely satisfied."

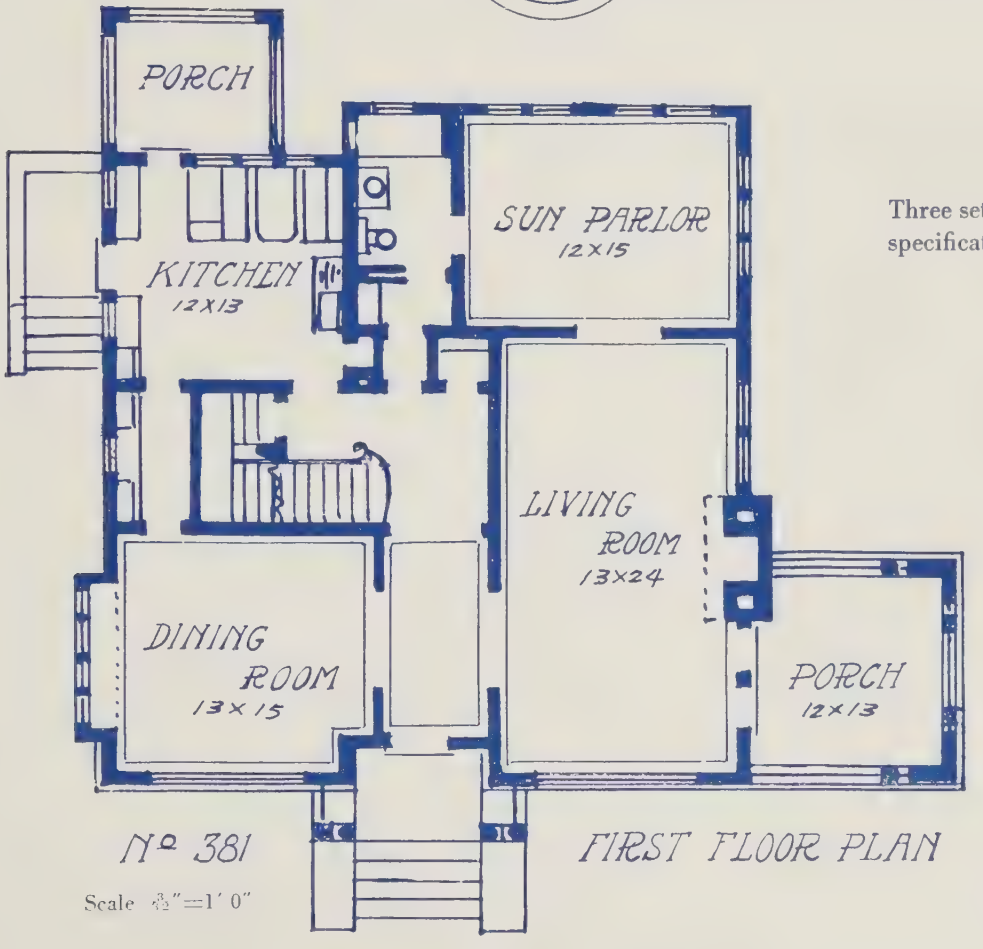
Complete in all its appointments even as to a bath on the first floor which is often found very convenient, a study of the plans to the prospective home builder is an inspiration.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.



No 381 SECOND FLOOR PLAN

One set of blueprints of working drawings and details $10.00. Specifications $5.00.



No 381 FIRST FLOOR PLAN

Scale $\frac{3}{32}$"=1' 0"

Three sets of plans and specifications $25.00.

DESIGN No. 396

Contents 29,520 cubic feet

In this design, of colonial details, everything has been provided to give the owners a complete "city home."

Another plan in which the living room extends across the entire front, now so popular in this northwest section of the country, where the heating problem is the important factor, and unnecessary hall space is eliminated.

A garage is attached to the house reached from a little passage just off the kitchen. The building laws in most of our larger cities require that where a garage adjoins the house the wall separating the two shall be fireproof together with a fireproof door leading into same. This extra cost, however, is offset by the reduced insurance rate.

A toilet is provided in the garage, but this is eliminated if one desired to reduce the cost.

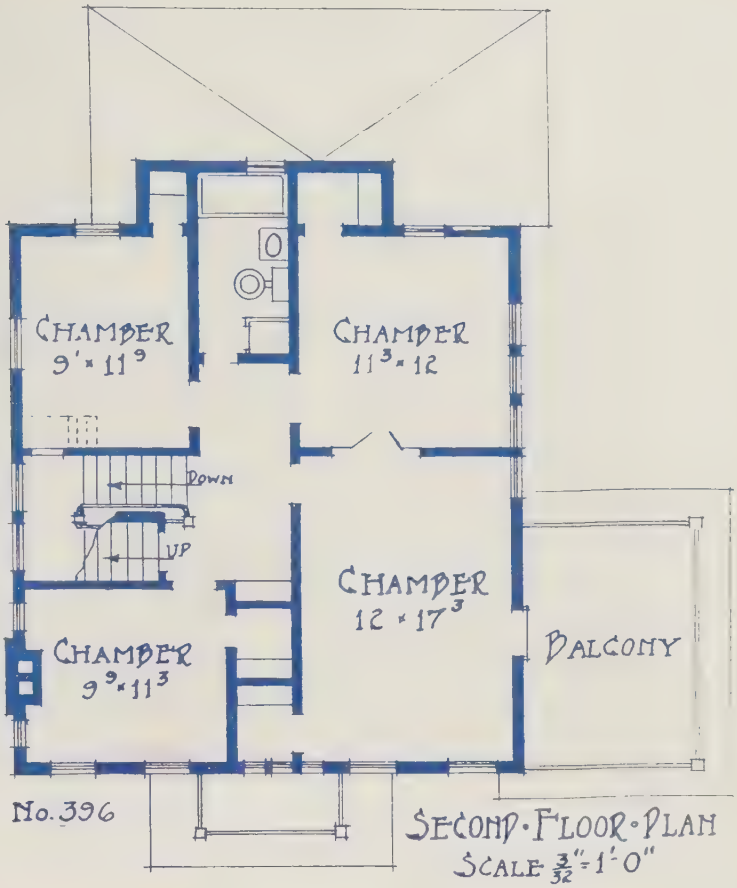
On the second floor are four large bright airy chambers, each having a good sized closet with ample wall space. The owner's chamber has a French door leading onto a balcony, which can be used for airing bedding.

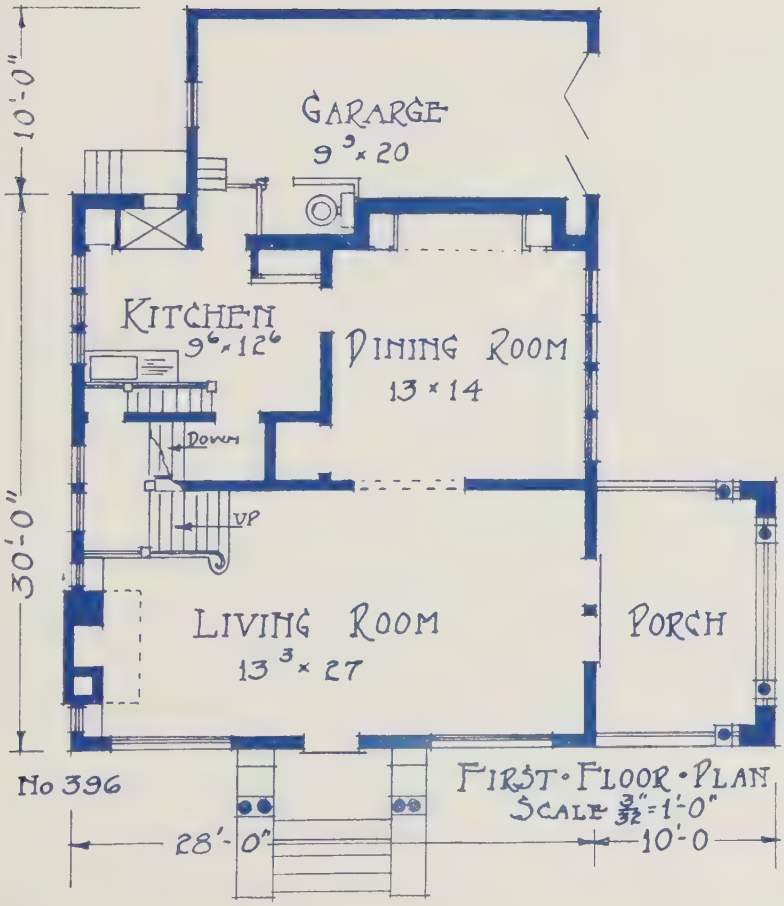
The exterior "speaks for itself" with white cement plaster walls, green roof and shutters with flower boxes well filled at windows on first and second story.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00.

Specifications $5.00.





Three sets of plans and specifications $25.

DESIGN No. 397

Contents 29,740 cubic feet

One could not ask for a more attractive home-like house than the one here pictured. With the projected sun room treatment and flower box well filled the effect is extremely pleasing.

The combination stair effect is very practical and convenient, and gives considerable space for the remainder of the first floor as well as the second floor, and still keeps the outside dimension down to 26 x 33 feet.

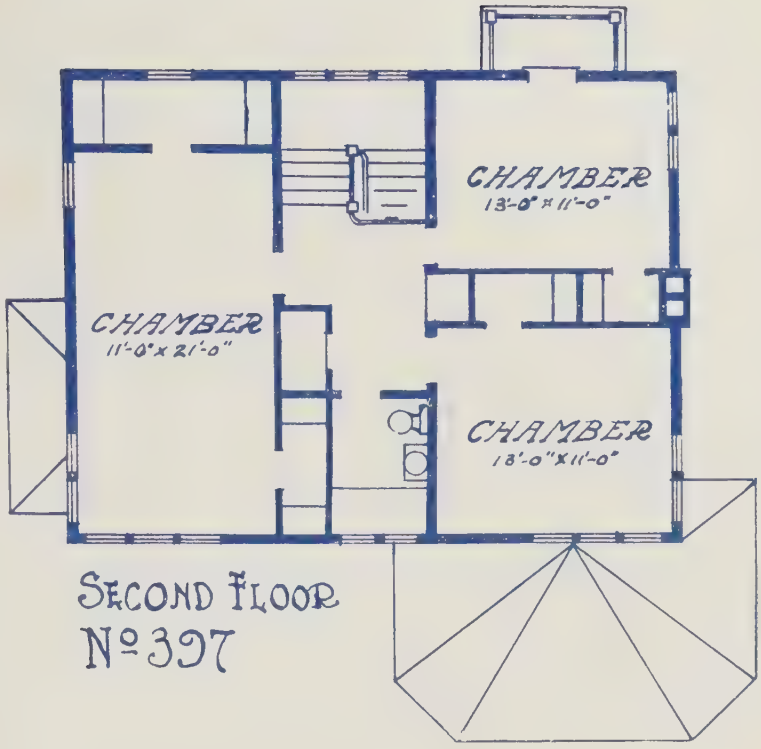
The grade door serves as the rear door, while a small entry provides space for the ice box, so that it may be iced without going into the kitchen.

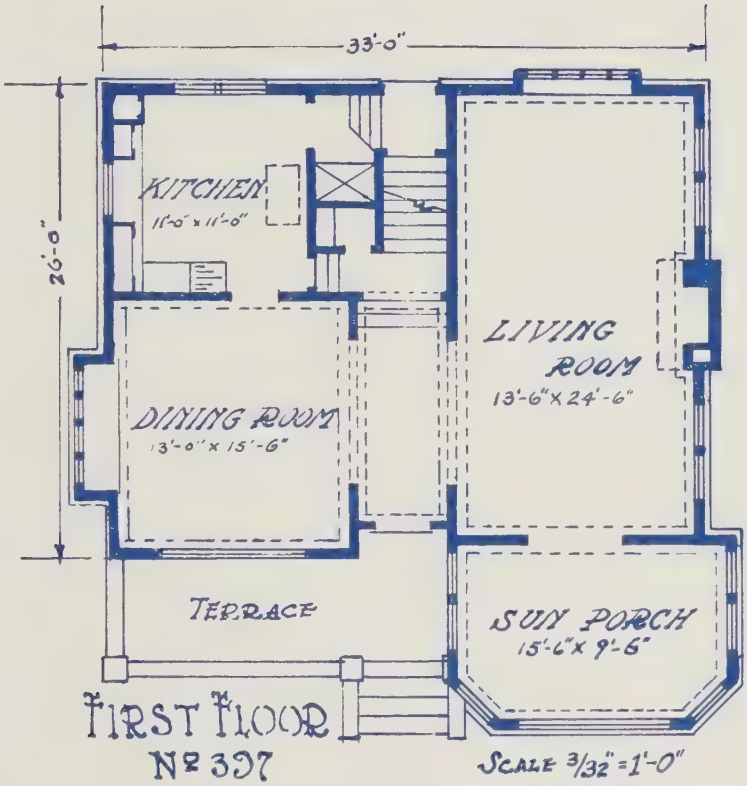
Should one require an extra bed the large owner's chamber could be divided. The basement is complete in its arrangement and the design has proved popular in every locality where it has been built.

One set of blueprints of working drawings and details $10.00 Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00.

Specifications $5.00.





Three sets of plans and specifications $25.

DESIGN No. 402

Contents 19,720 cubic feet

The design here shown is a plain square full two story home 24 feet wide and 26 feet deep. It is this type of home that is the most economical to build.

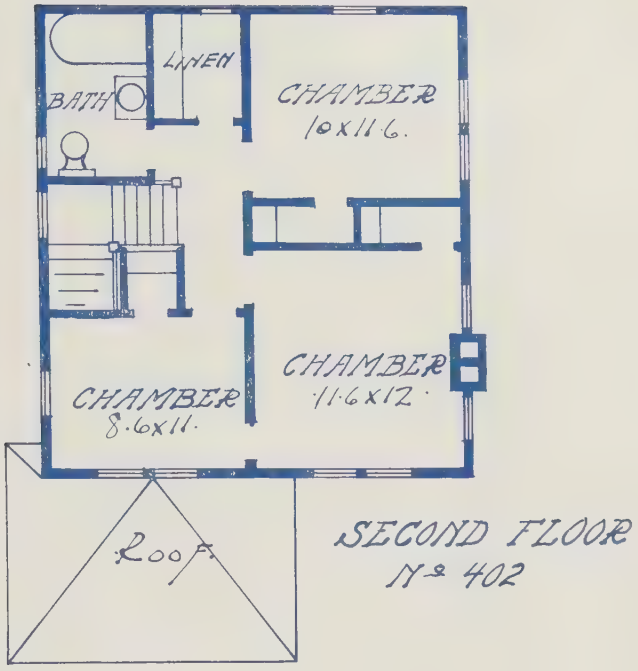
Without frills or fancy work or ornamentation of any kind whatsoever, save the pergola treatment over the front entrance stoop, this home should give to the owner the maximum home at the minimum cost.

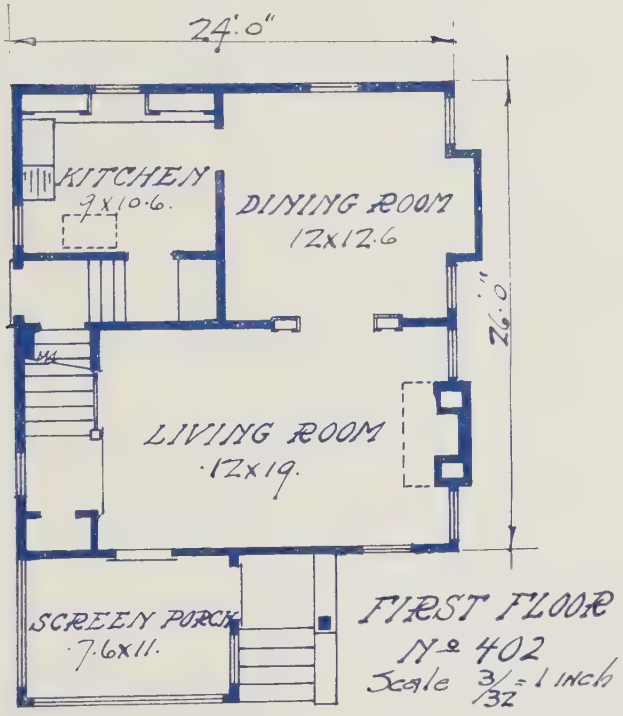
The entrance is through the screened porch direct into the living room, which is extremely pleasing in its arrangement. Should one desire, the front porch could be enlarged, glazed and made into a sun porch. The entrance then would be direct into the living room from the front stoop.

There is no rear porch, the grade door being used as a rear entrance.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.





Three sets of plans and specifications $25.00.

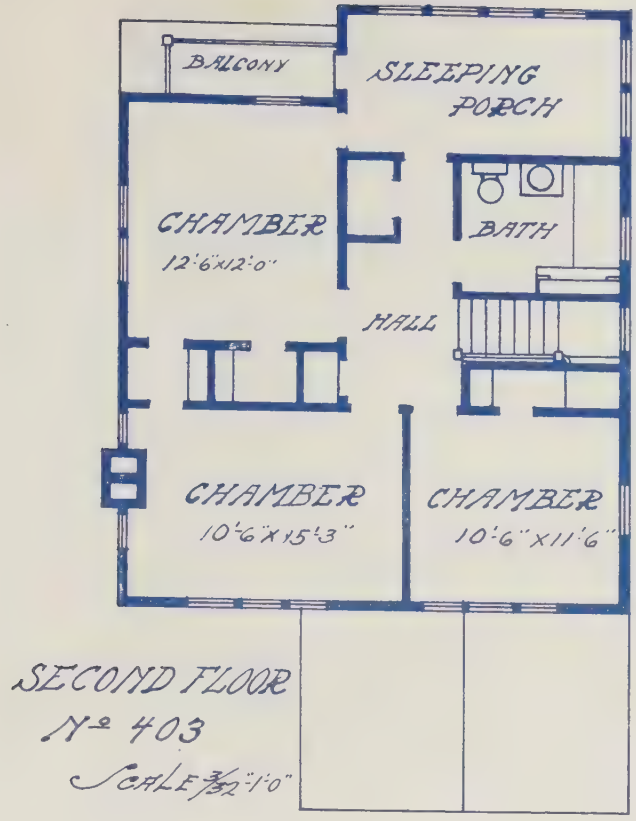
DESIGN No. 403

Contents 25,770 cubic feet

An economical square type of home, with brick veneer up to first story window sills and the balance covered with stucco. The living room is across the front with a handsome fireplace at one end and an open stairway on the other. This stairway is of the combination type, occupies but very little space, has a separate run from the kitchen to the main landing and underneath is the stairway to basement with door at grade.

The porches are fitted with screens, the principal rooms are finished in hardwood; chambers and bath room in pine to paint, tile floor in the bath room and the balance hardwood.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.



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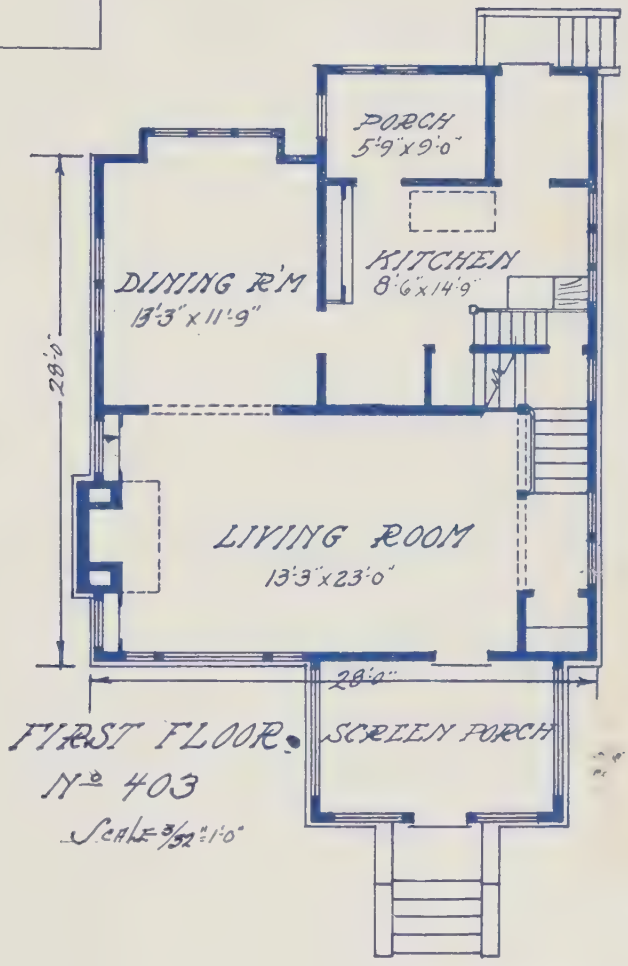
Three sets of plans and specifications $25.00.



DESIGN No. 404

Contents 33,600 cubic feet

Of tan colored brick up to the first story sills, and to the belt at the corners a gray colored stucco, and red roof, this home is most attractive in its color scheme.

The side has been projected, and provides for front and rear entrances, the front containing the coat closet, while the rear has an icing door to the refrigerator.

The main stair leads up from the front entrance hall, and an additional stair is provided leading to the grade door, while from this entrance steps lead down into the garage, or on down into the basement.

Three chambers, sleeping porch and bath complete the second floor arrangement.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

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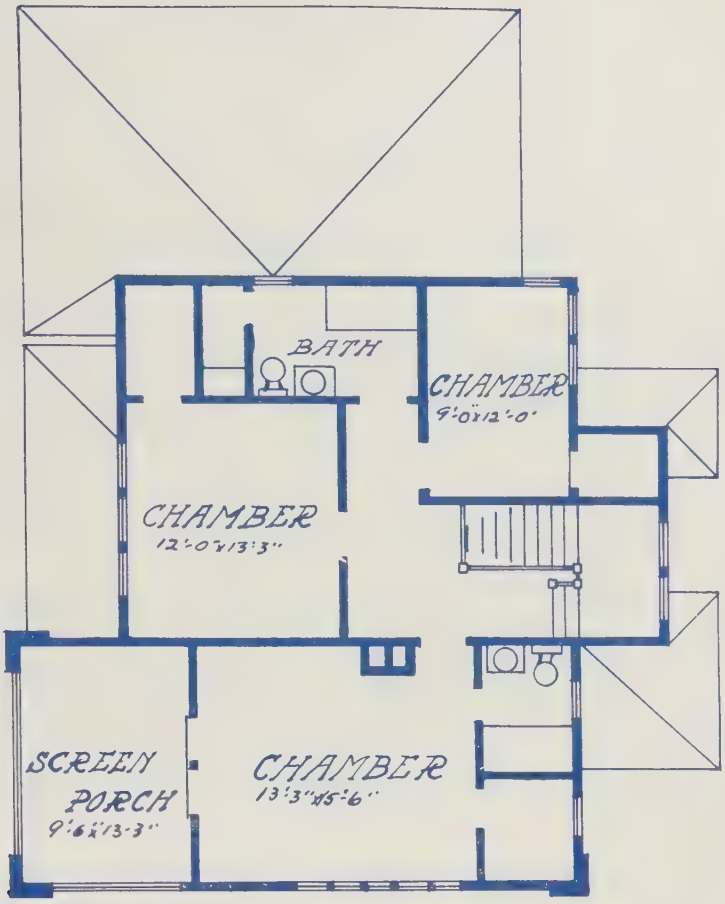
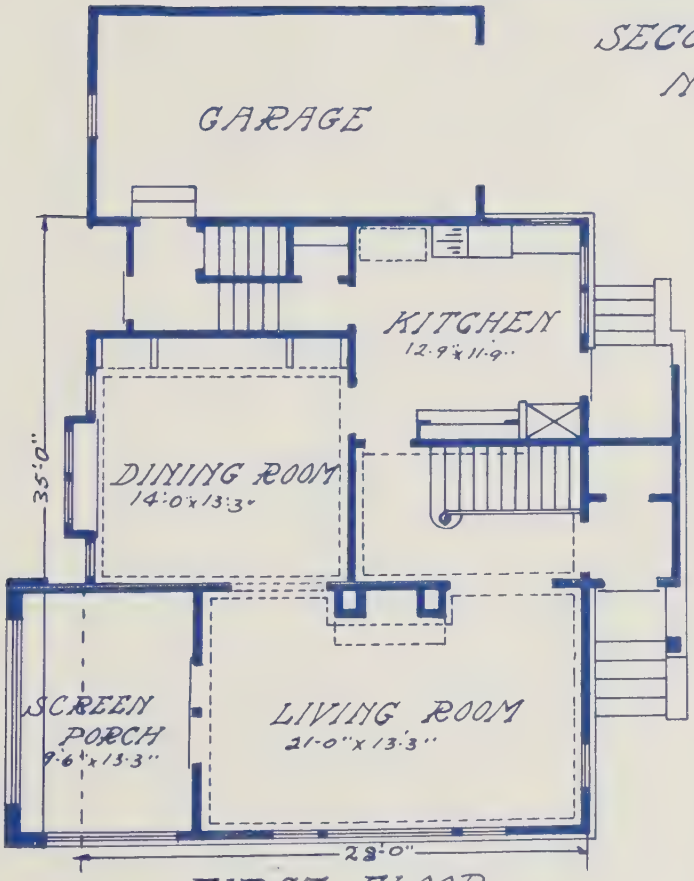


SECOND FLOOR
No 404



FIRST FLOOR
No 404 Scale 3/32"=1'-0"

Three sets of plans and specifications $25.00.

DESIGN No. 405

Contents 45,300 cubic feet

Built along Dutch Colonial lines, a type of home that appeals to many, this home has many admirable features. Using brick to the first story sills, white stucco and siding painted white, green roof and shutters, a strictly colonial color scheme has been followed.

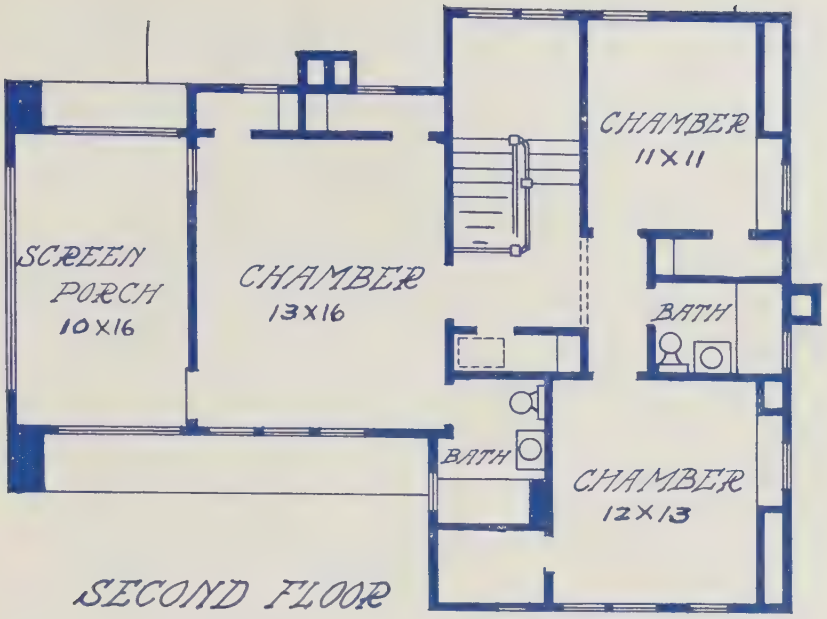
While the floor plan is large, the frontage has been kept down in order to build on a 60 foot lot and not be crowded. A one story wing is added to provide for a large chamber and bath on the first floor, while the balance of the space is used as a garage.

The garage is very accessible from the main hall placed at the rear with three steps leading to the floor level. A built-in breakfast alcove has been provided off the kitchen.

Three chambers, a screened sleeping porch and a private bath opening off the large owner's chamber, which has two closets.

Beside the usual laundry, furnace and storage room, the basement contains a large billiard room with brick fireplace.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.



SECOND FLOOR
Nº 405

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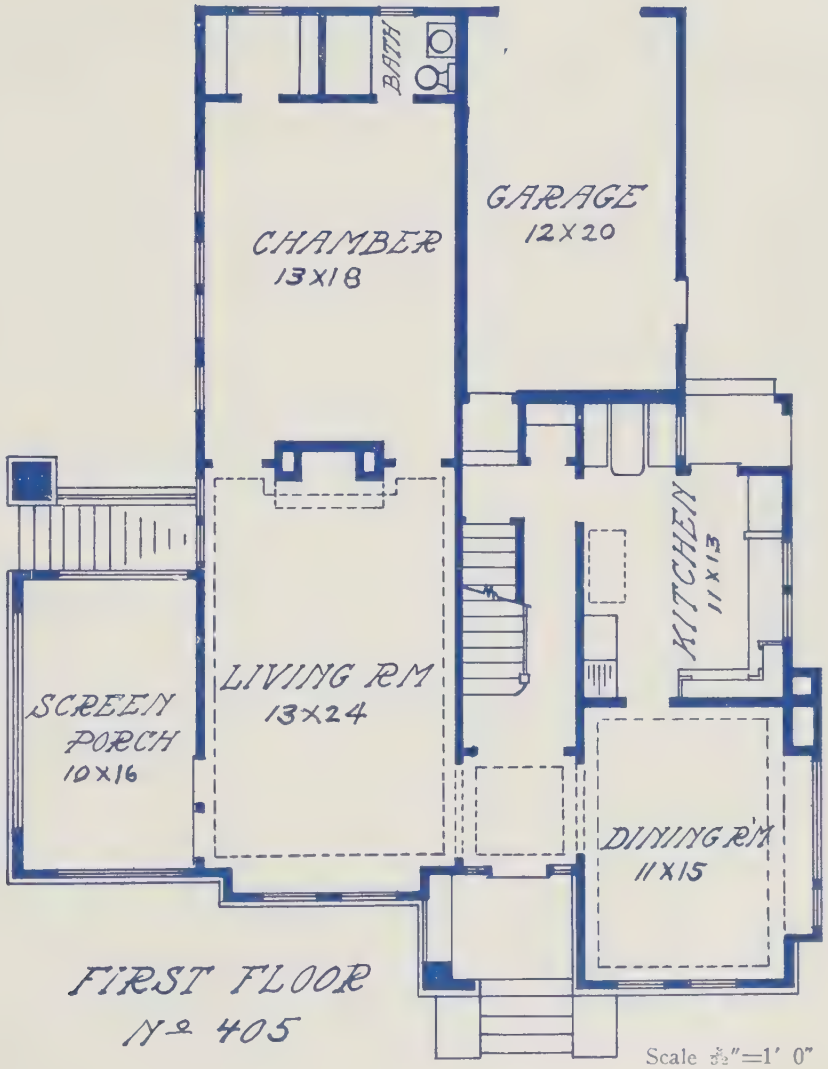
Three sets of plans and specifications $25.00.



FIRST FLOOR
Nº 405

Scale $\frac{3}{32}$"=1' 0"

DESIGN No. 406

Contents 45,830 cubic feet

The general scheme of this design is much the same as our design No. 405, except that where the first floor bed room and bath are shown in No. 405 this space is utilized for a large amusement room; besides this there is a large billiard room in the basement.

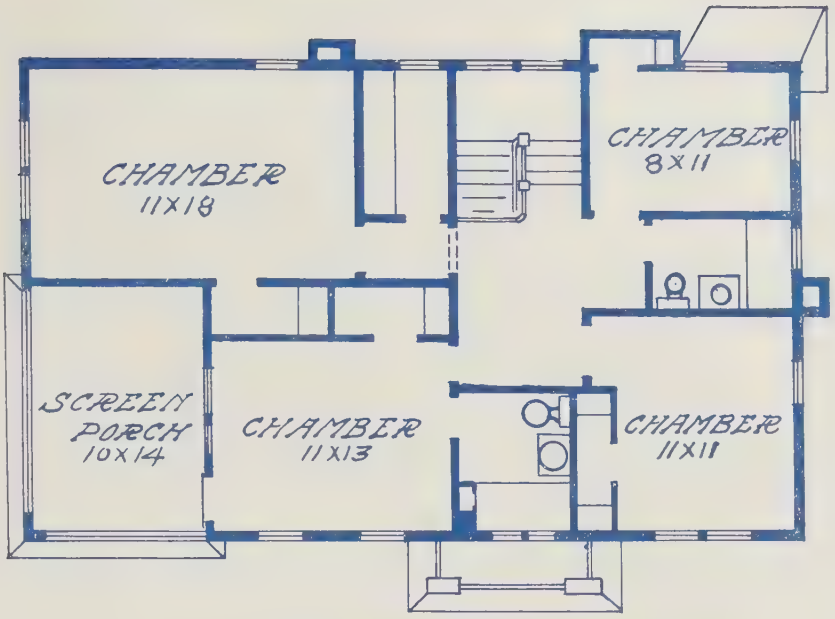
On the second floor are four chambers and bath, sleeping porch, with a private bath in addition to the regular bath.

For the exterior, brick has been used up to the first story sills, cement plaster above.

The inside of the garage walls that adjoin the house have been veneered with common brick and a fireproof door is used between the house and garage. This is necessary on account of the building restrictions in most of the large cities throughout the country.

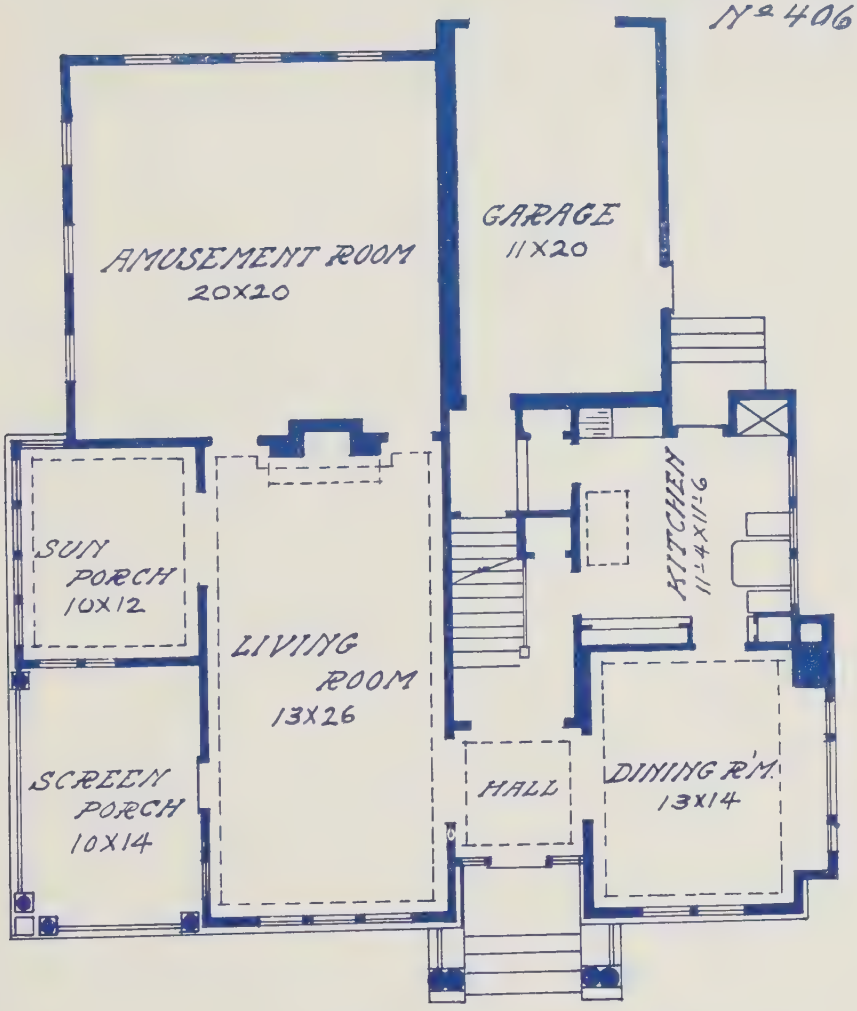
One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.



SECOND FLOOR PLAN
No 406

Three sets of plans and specifications $25.00.



FIRST FLOOR PLAN
No 406

Scale $\frac{3}{32}$"=1'0"

DESIGN No. 412

Contents 23,840 cubic feet

In this design of a six room home we have a plan where every inch of space has been put to advantage, which means economy in construction.

The fireplace, instead of being in the end or on an outside wall, has been placed on the inside, which means a saving in face brick.

The combination stairs are arranged so that there is no need for a grade door, as the stairs to the basement are placed to go down underneath the main stairs from the rear entry. Three steps up from kitchen, as well as the living room, do away with the extra back stairs.

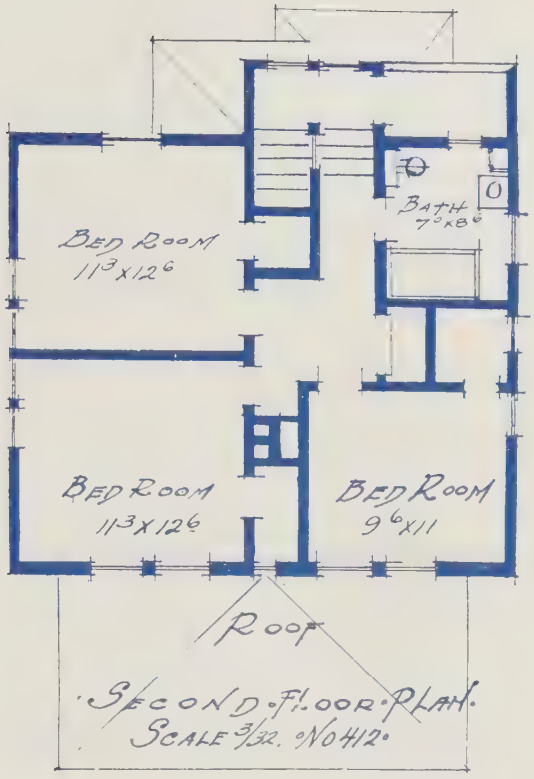
Just off the kitchen is a small breakfast alcove large enough to accommodate three persons.

A balcony for the purpose of airing bedding is located just off the main landing; while on the second floor are three good chambers and bath.

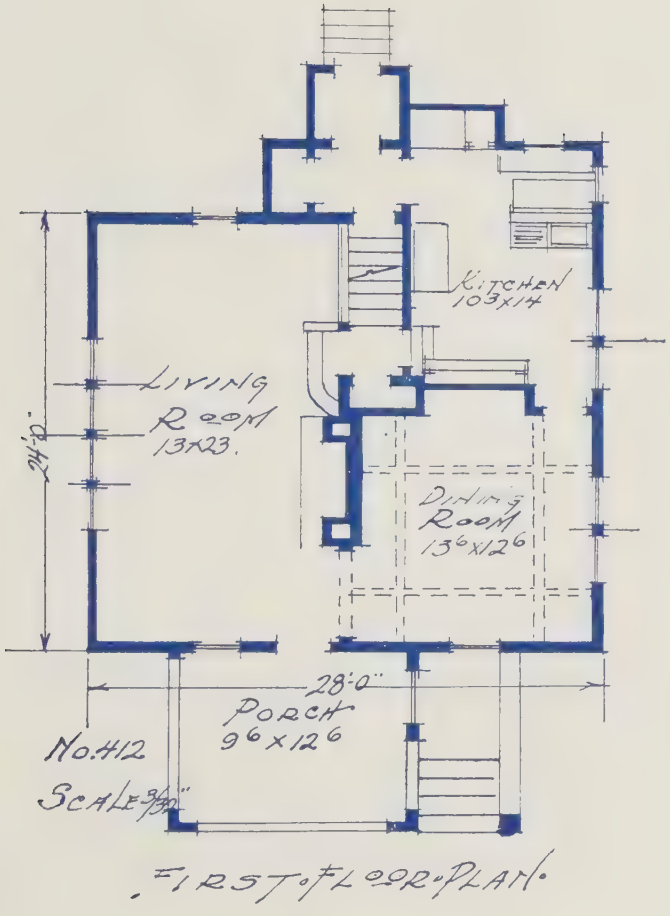
The plan shows a pilaster effect at each corner, giving a bit of character to this design, otherwise simple in its treatment.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.



Three sets of plans and specifications $25.00.



DESIGN No. 420

Contents 28,400 cubic feet

Two stories and basement with a low attic and fine colonial details. The floor arrangement is most practical, with a long living room having an extra wide fireplace and an open combination stairway with colonial details. The dining room walls are decorated with French panelwork and a very low buffet with a group of windows above.

It is easy to work in a kitchen like this; note the convenient breakfast nook, cabinet-work on the outside wall, the recessed icebox with icing door from the rear porch and the built-in ironing board. Synopsis of the specifications: concrete foundations, frame super-structure, hardwood finish and floors throughout.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

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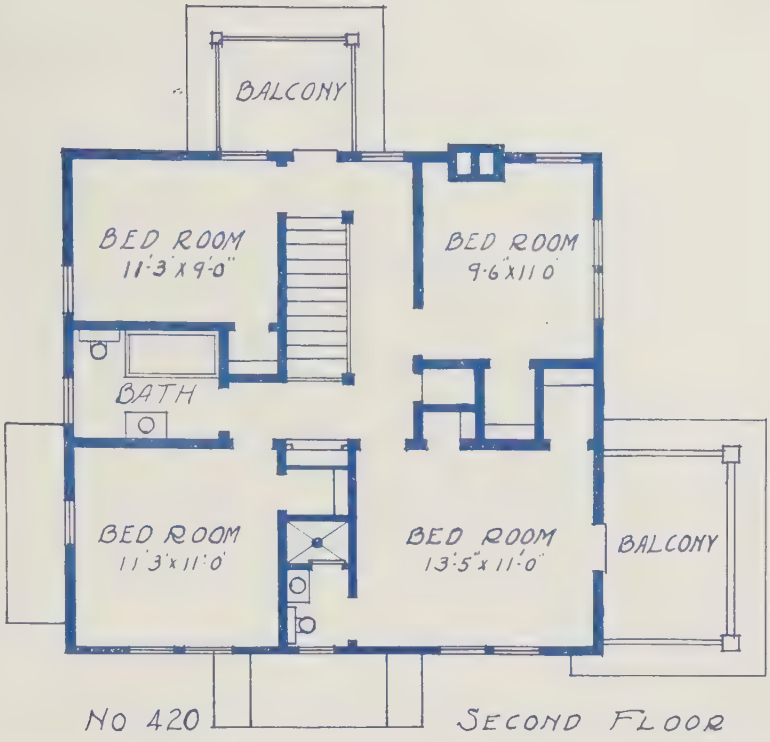
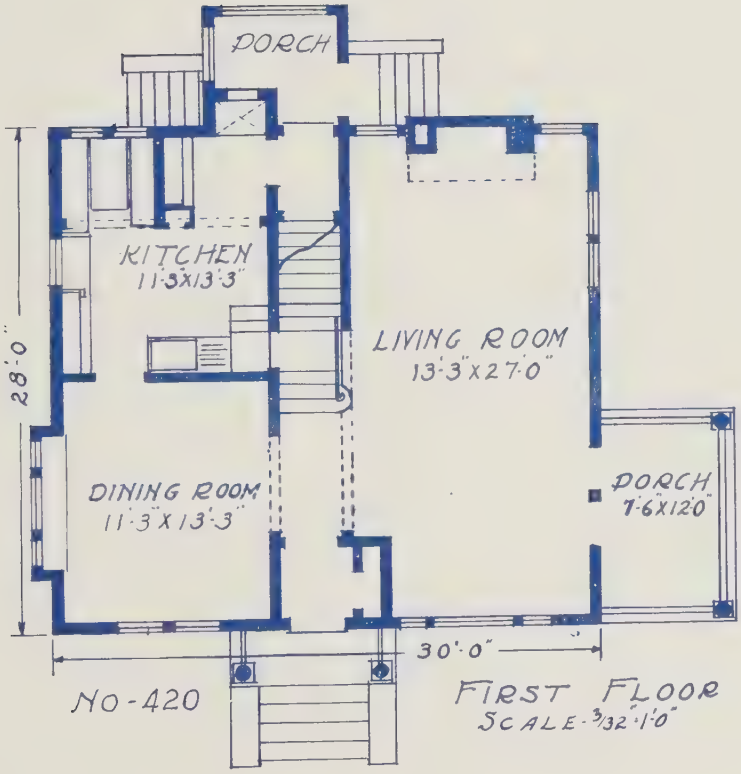
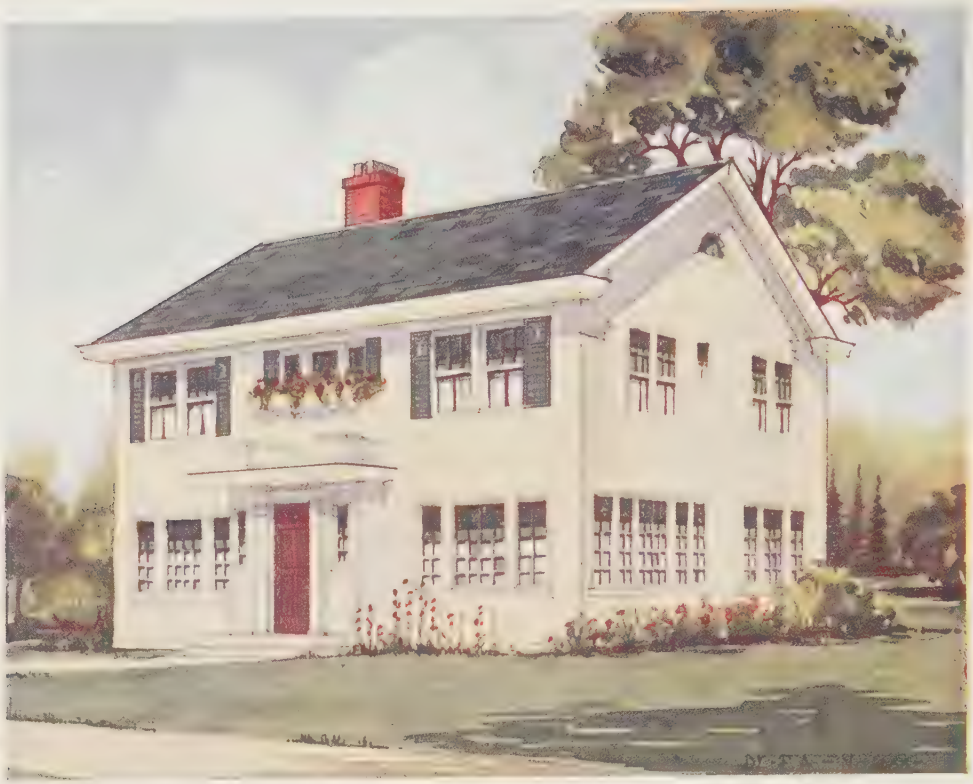




Three sets of plans and specifications $25.00.



DESIGN No. 433

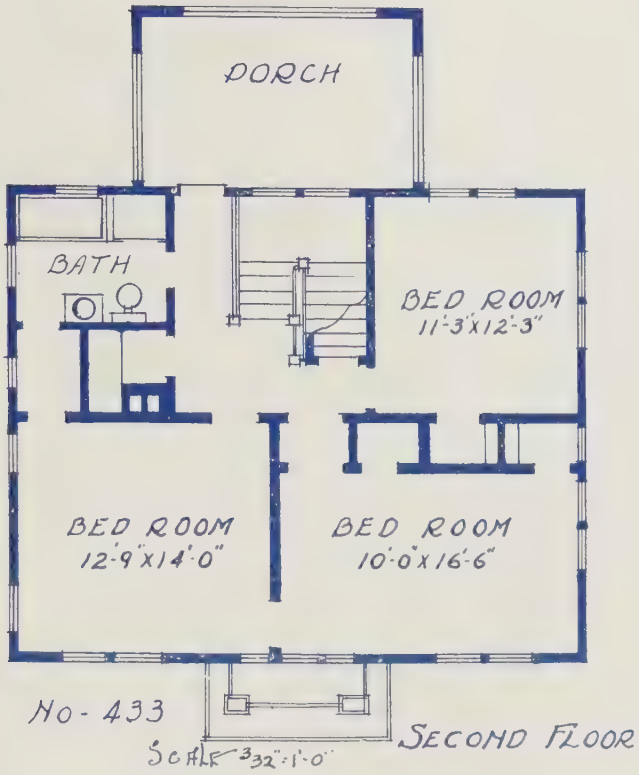
Contents 29,760 cubic feet

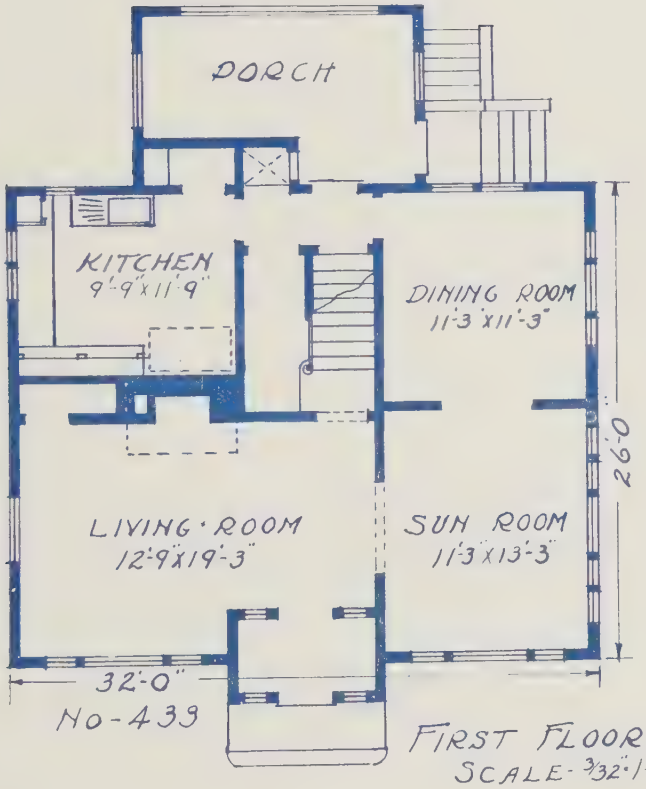
The exterior is attractive, not expensive. The enclosed portico serves as vestibule. The floor arrangement is certainly practical and convenient. The living room and sunroom is across the front with a fireplace and coat closet in the living room; and the stairway is set well back with a cased opening from the living room and is also accessible from the kitchen through the rear hall. The kitchen is provided with all the modern equipment, including broom closet and a recessed ice box with icing door from the rear porch. There is a stairway from the rear hall to basement and also a stairway from basement to grade under the rear entrance platform.

There are two summer porches in the rear and the one on the second floor is private and accessible from the hall and makes a valuable sleeping porch in summer. The second floor is especially well arranged with three bedrooms, five closets and a beautiful bathroom with recessed tub and a built-in cabinet for linen. There is also a stairway to an attic large enough for storage.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.





Three sets of plans and specifications $25.00.

DESIGN No. 474

Contents 22,160 cubic feet

The home here illustrated is a plain square house with a flat roof, a very economical home to construct.

With a tile cornice and the unusual treatment at the corners as well as the entrance stoop, this design is surely unique.

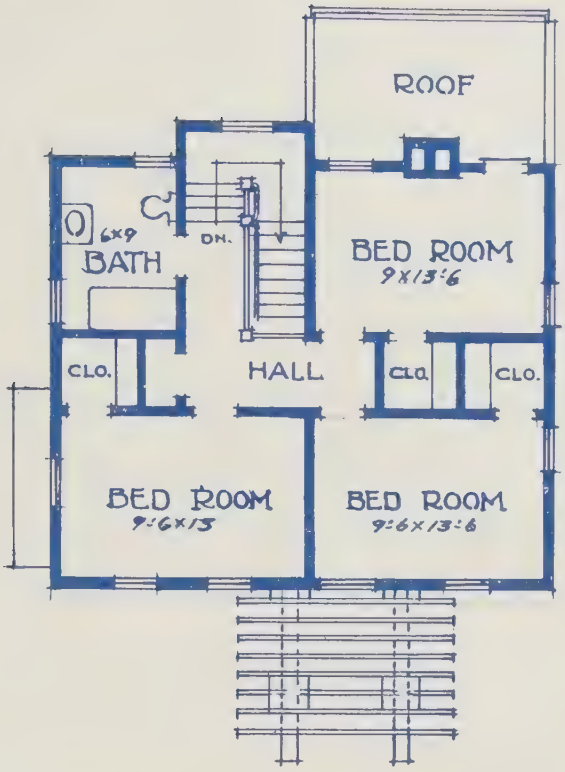
The floor plan, although simple, is a very good, as well as economical, arrangement. The living room has been placed on the side with a fireplace, and a French door opens onto a porch directly opposite the front door, which creates a good impression on entering.

The stairway goes up from the dining room while the open wall is exposed to the living room side. The rear entry with icebox icing, and stairs to basement, is very conveniently arranged.

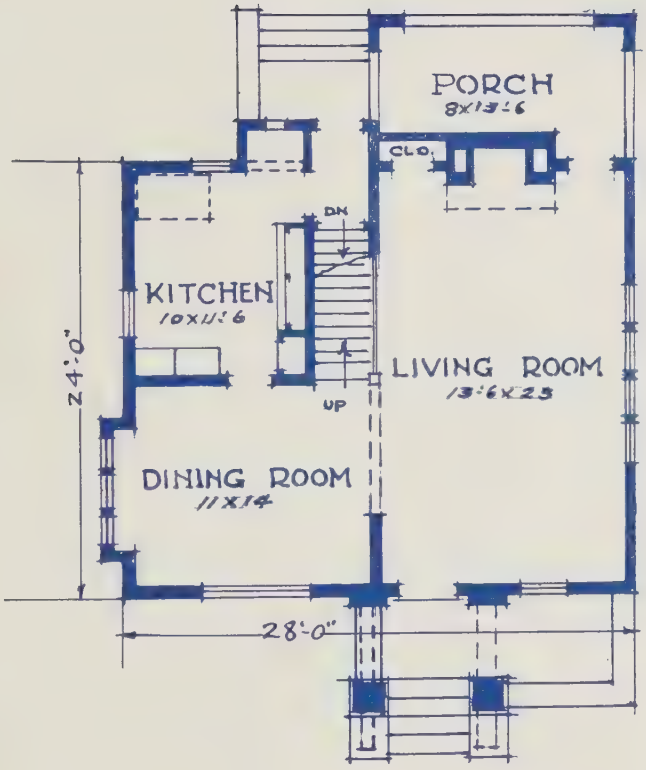
On the second floor are three good chambers and bath, each opening off a center hall.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.



SECOND FLOOR PLAN
№ 474



Three sets of plans and specifications $25.00.

FIRST FLOOR PLAN
№ 474
Scale 3/8" = 1'0"

DESIGN No. 499

Contents 24,600 cubic feet

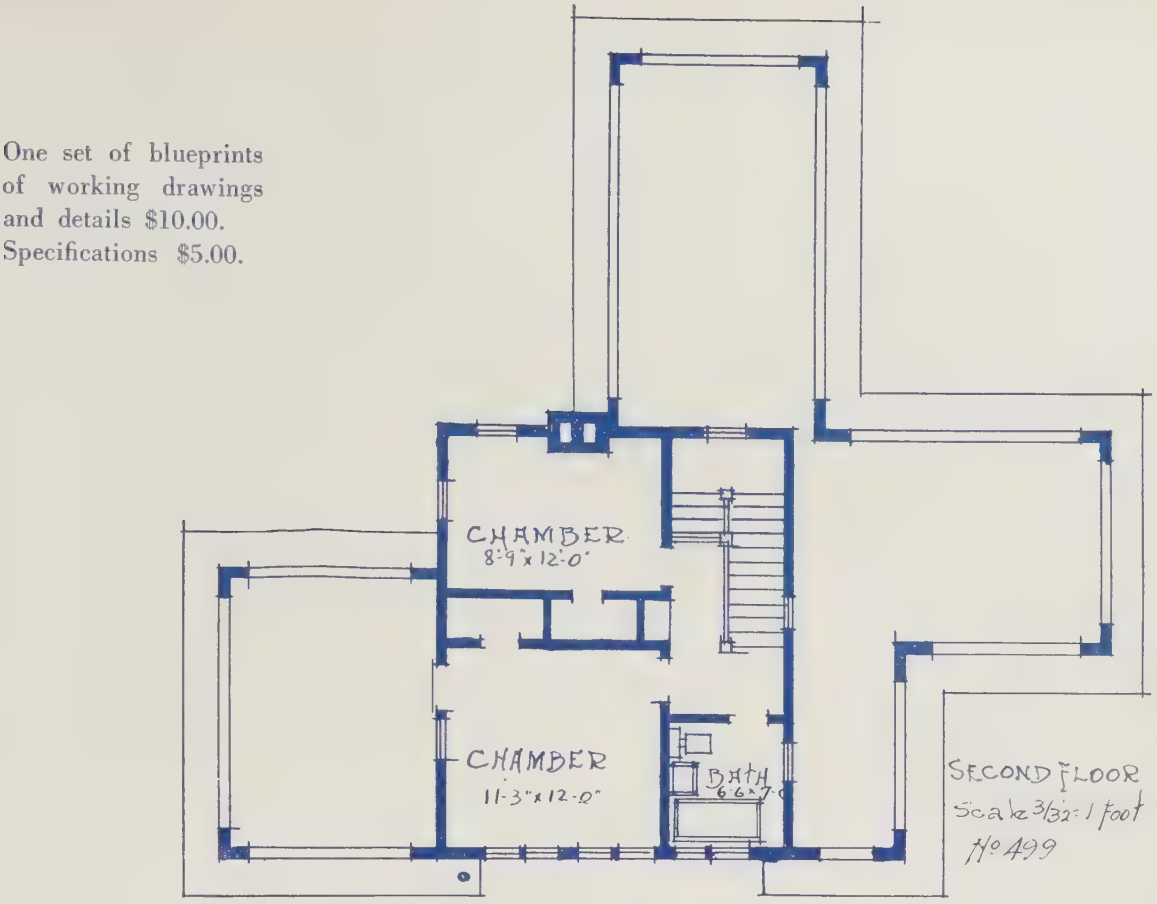
With its white cement plastered walls and red tiled roof, this design presents a most impressive appearance.

This home, planned for the South, has two large screen porches which are the principal features in addition to the attached garage.

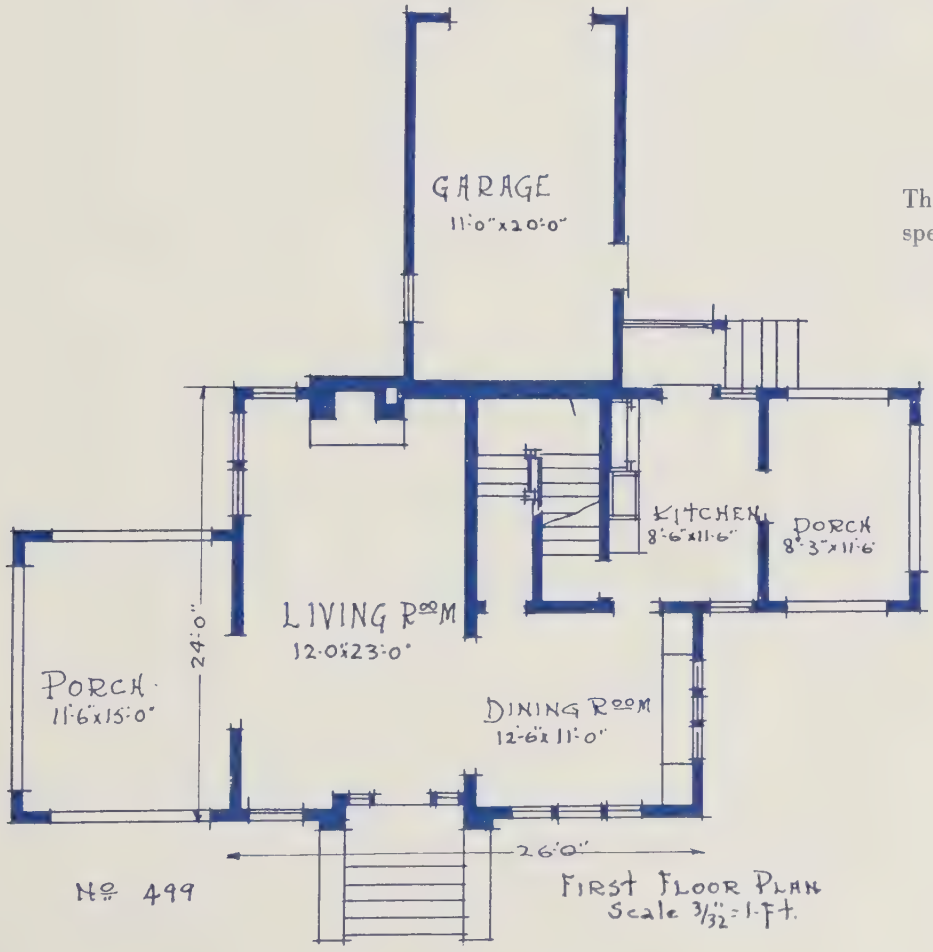
Two light, airy bed rooms and bath are located on the second floor.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.



Three sets of plans and specifications $25.00.



DESIGN No. 368

Contents 26,000 cubic feet

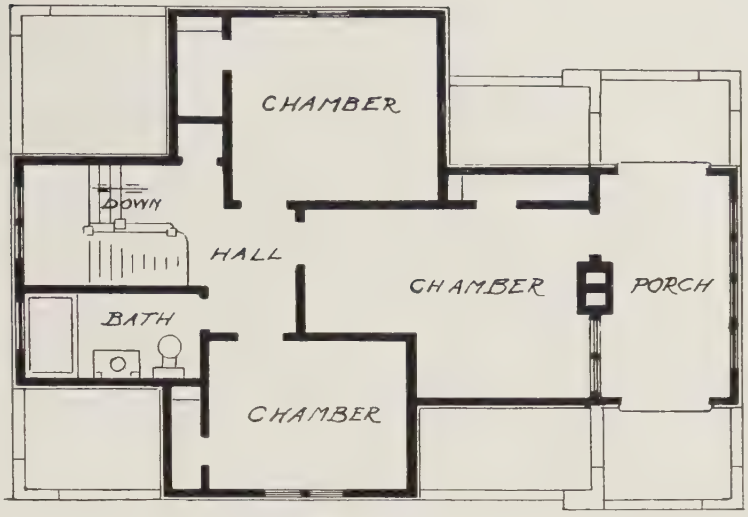
This—of Spanish mission design—is a type of home that is popular in the south and especially in lower California. The exterior makes the home appear much larger than it really is.

The living room is unusually large and airy, light coming from three sides. On the second floor are three chambers and bath with the sleeping porch extended out over the first story porch. There is a full basement with laundry, furnace and fuel room.

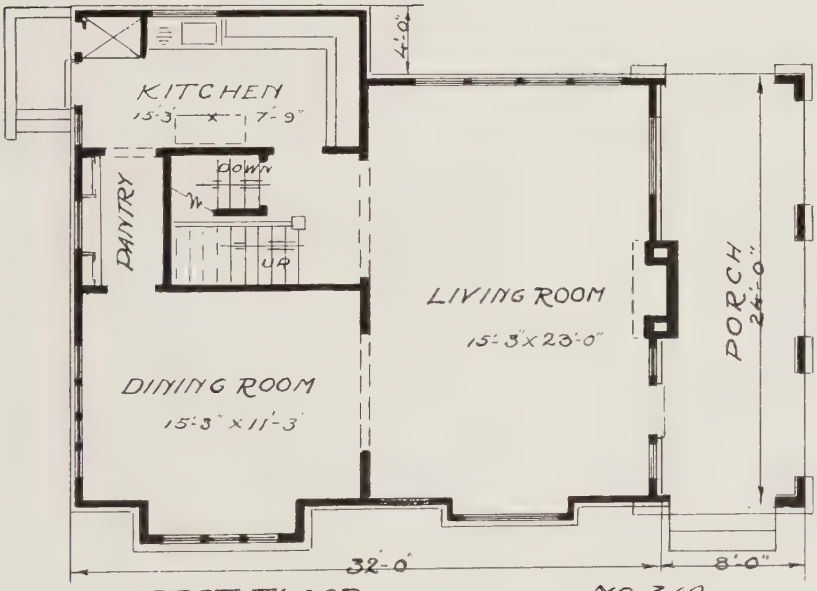
The exterior walls are of stucco and the roof is of Spanish tile. Stone has been used to good effect for the piers, projected bays and the chimney facing.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.



SECOND FLOOR NO. 368.
SCALE 3/32"=1



FIRST FLOOR NO. 368.
SCALE 3/32"

Three sets of plans and specifications $25.00.

DESIGN No. 518

Contents 25,850 cubic feet

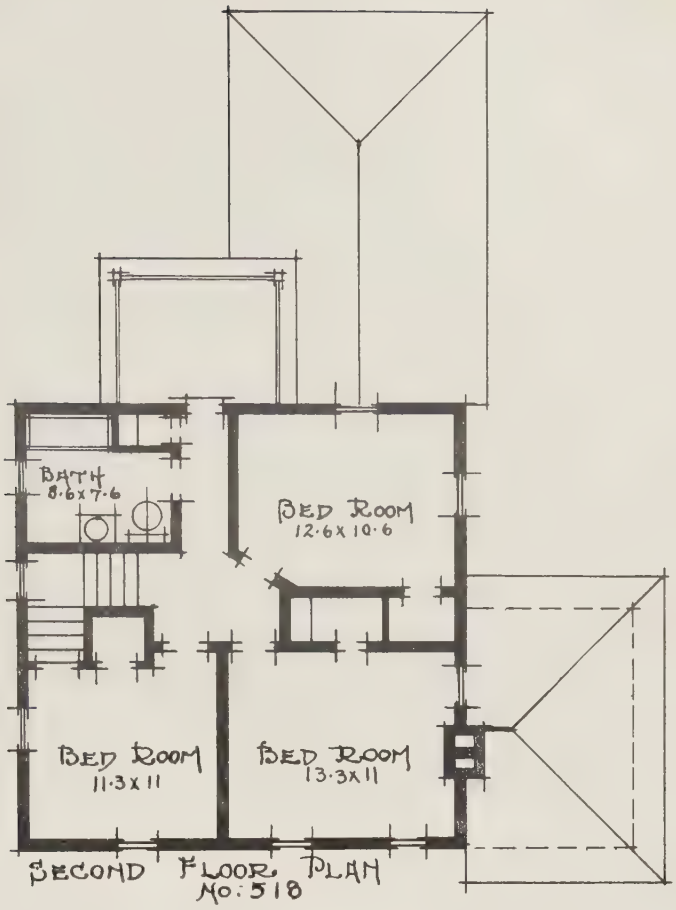
Simplicity is the keynote of this design.

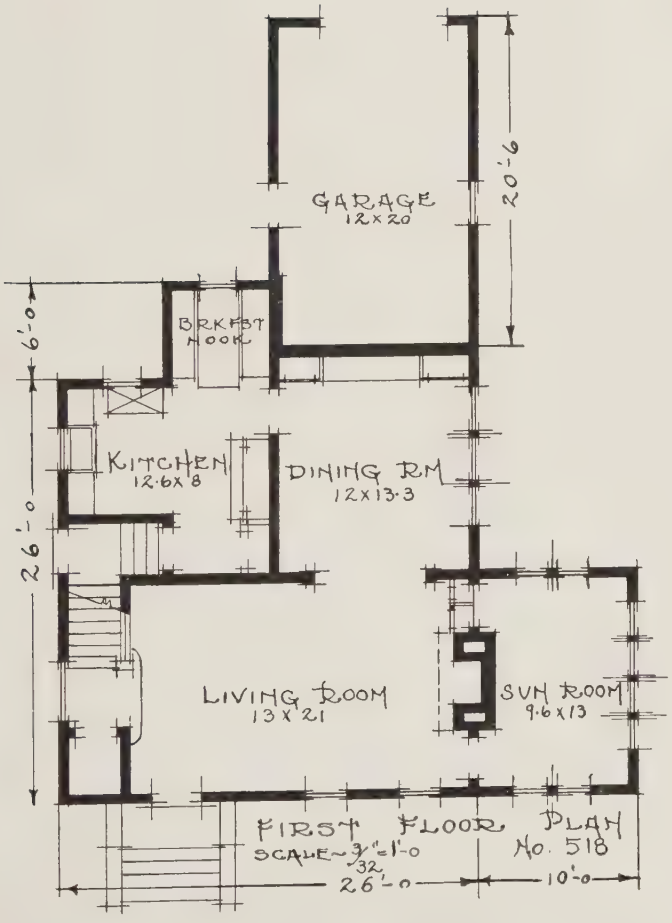
The front entrance while a little formal is very effective. A sunroom being flush with the front wall of the house has a tendency to broaden the appearance and reduce the height. There are three well arranged rooms in addition to the sunroom and breakfast nook on the first floor while the second floor contains three bedrooms and bath with a deck for airing bedding. The basement is complete with the usual laundry. A single car garage has been attached to the rear of the house.

Siding or shingles could be used with equally good effect on this design with a stained shingle roof.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.





Three sets of plans and specifications $25.00.

DESIGN No. 525

Contents 26,000 cubic feet

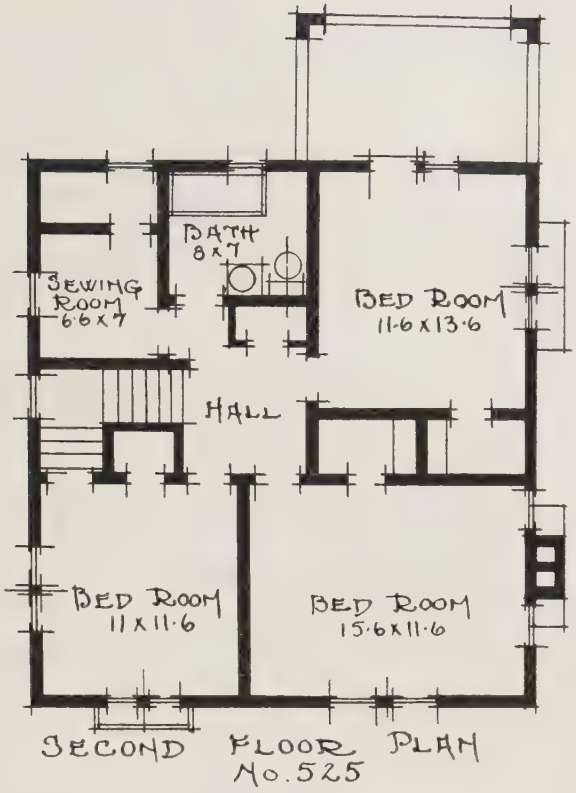
The feature of this design is the shed roof clear across the entire front just above the window casing. The circular top, flanked by two brick piers, emphasizes the recessed entrance.

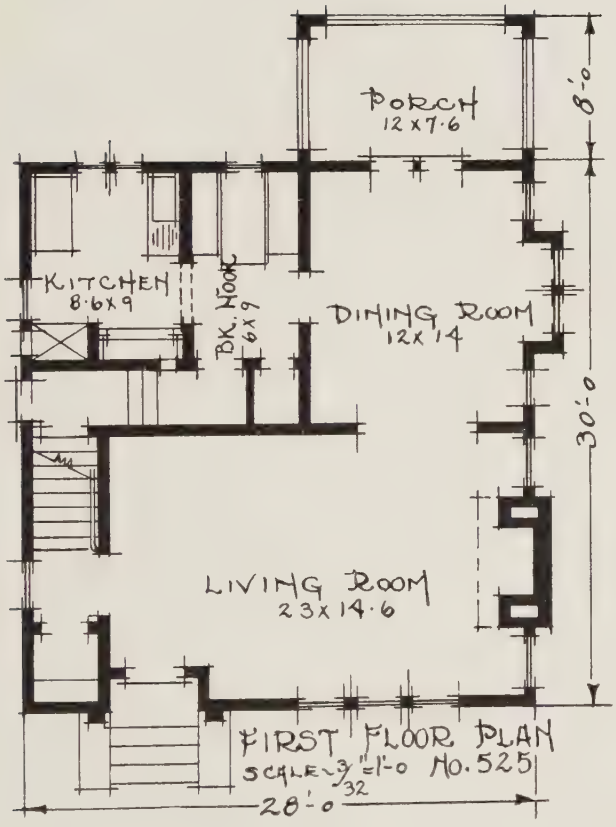
The entrance leads directly into a large living room which extends across the entire front with the dining room built to the rear. French doors open off the dining room onto a screened-in porch. This could be used either as a living or dining porch. The breakfast nook is located between the kitchen and dining room proper. On the second floor are three good sized bedrooms, small sewing room and a deck for airing bedding. There is an abundance of closet space and the roof has a sufficient pitch for a good ventilated attic which is reached by a scuttle off the hall.

The exterior walls are of stucco, soldier course of brick at grade and for the window sills.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.





Three sets of plans and specifications $25.00.

DESIGN No. 556

Contents 27,000 cubic feet

Design 556 is that of a Dutch Colonial having an open porch extended across the entire front. Besides this spacious porch which could easily be screened there are many admirable features that have been worked into this plan.

The fireplace has been built on the side wall and the book cases have been shifted from the side of the fireplace to the end of the room where French doors lead onto a small porch. There is a rear entry providing a place for the icebox as well as a built-in breakfast alcove. Three chambers and bath are on the second floor. The basement is complete with laundry, fuel and storage rooms.

The exterior with wide siding painted white, green roof and green shutters carries out the true colonial color scheme.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

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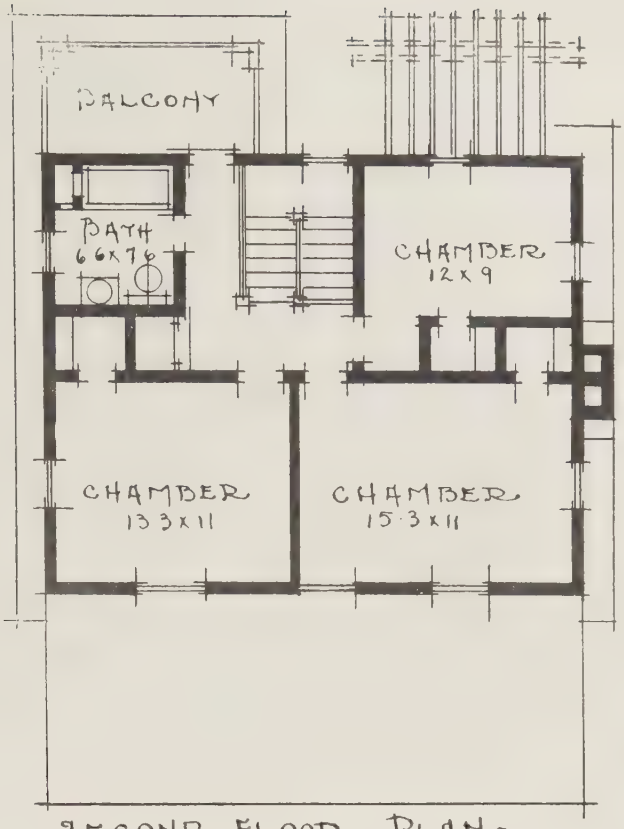
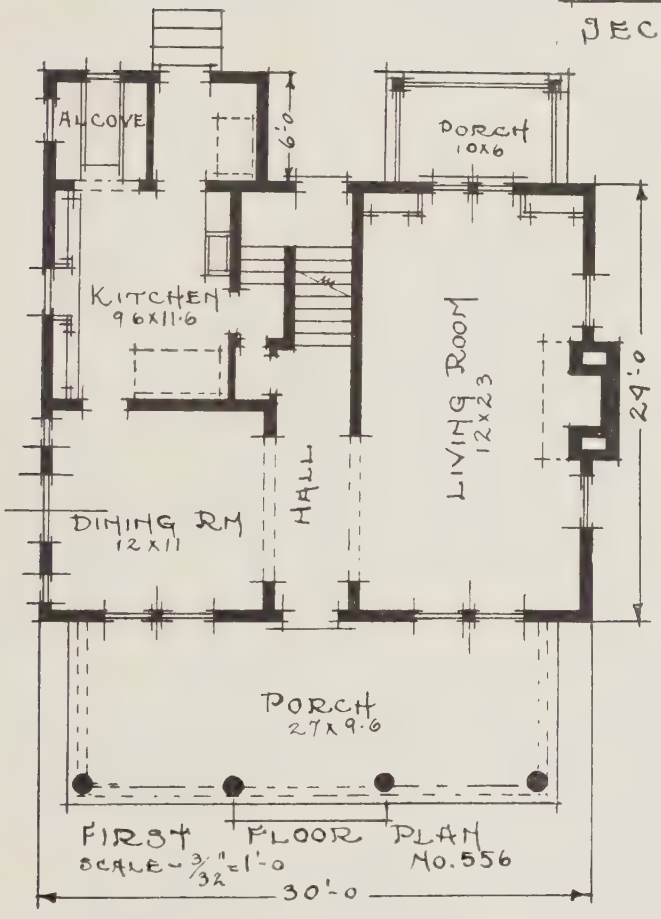


SECOND FLOOR PLAN = No. 556



Three sets of plans and specifications $25.00.

DESIGN No. 560

Contents 26,000 cubic feet

The feature that will make its greatest appeal in the plan is the small den with toilet which has been located just off the dining room.

A den is often looked upon as the place of retreat for the man of the house, however these small rooms on the first floor, especially when there is plumbing in connection, are most suitable as a bedroom in time of sickness. There is a built-in breakfast alcove located off the porch. On the second floor are three chambers, sewing room and bath with balcony for airing bedding, a feature which pleases every housewife.

The exterior is strictly colonial with wide siding painted white and green blinds and a shingled roof.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

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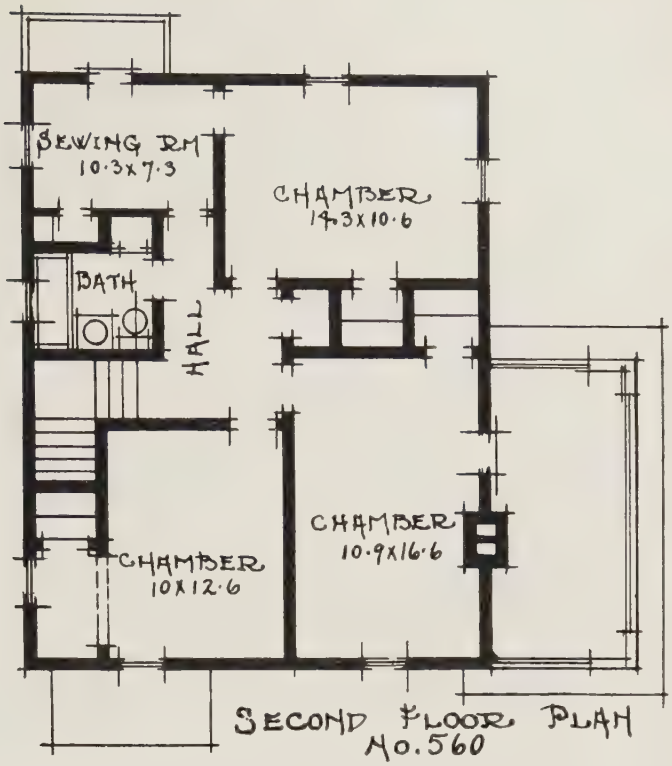
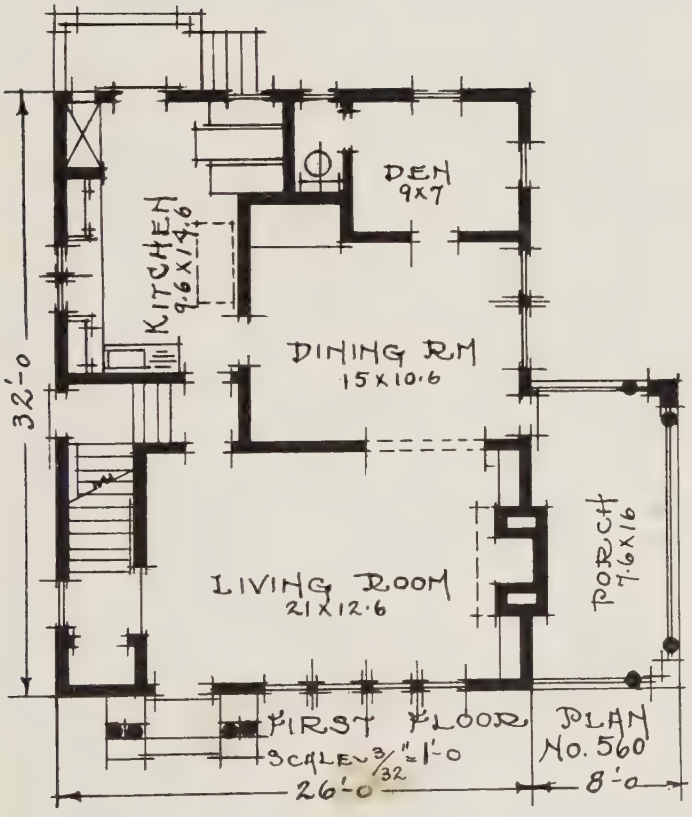
Specifications $5.00.





Three sets of plans and specifications $25.

DESIGN No. 567

Contents 31,000 cubic feet

Brick to the first story entrance oftentimes does a great deal to improve the looks of a home. Thus it gives not only a rich and substantial appearance but makes the house warmer around the sills, basement windows, and keeps the plaster near the grade line from becoming dirty.

The floor plan is that of a six room house with an attached garage. There is a toilet located off the kitchen, which is always convenient and often times pays for itself many times over in saving steps. There is a full basement with laundry, storage and fruit rooms.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

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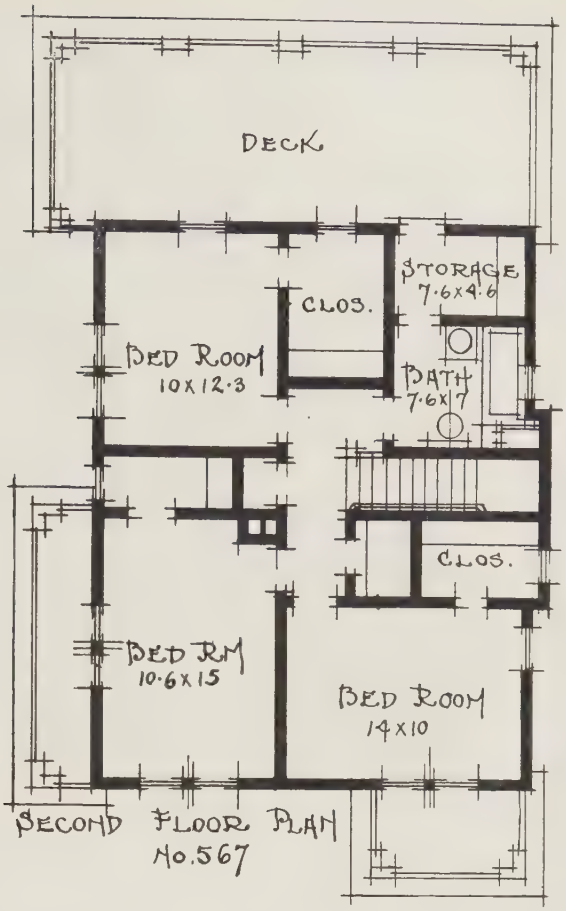
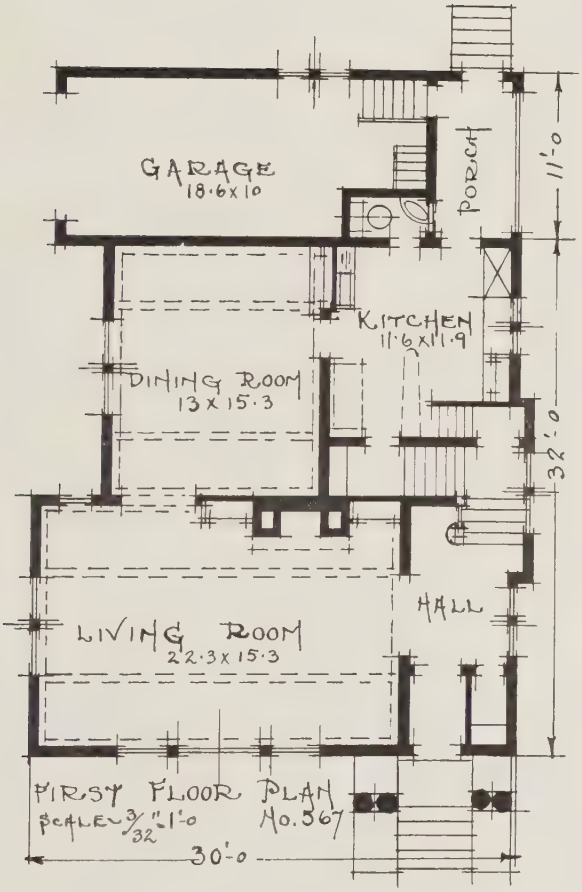
Specifications $5.00.





Three sets of plans and specifications $25.

DESIGN No. 595

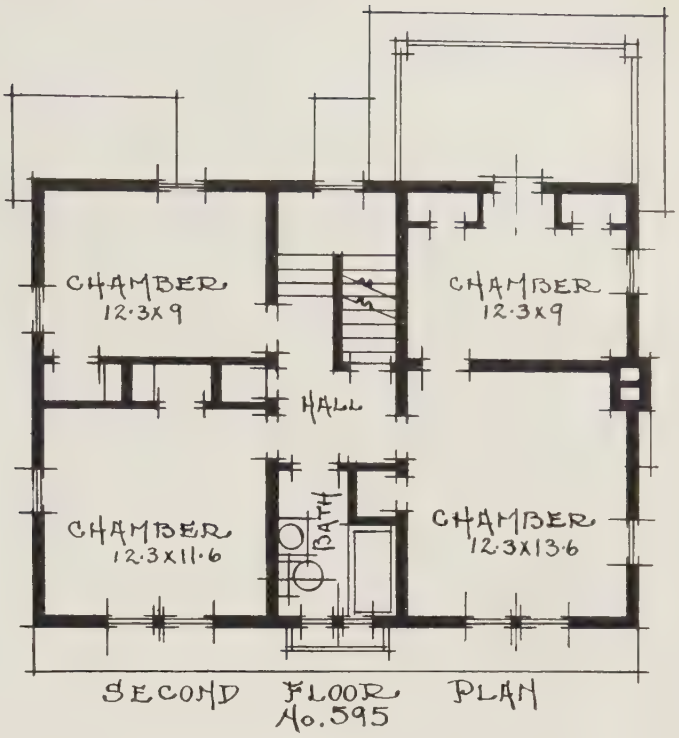
Contents 25,000 cubic feet

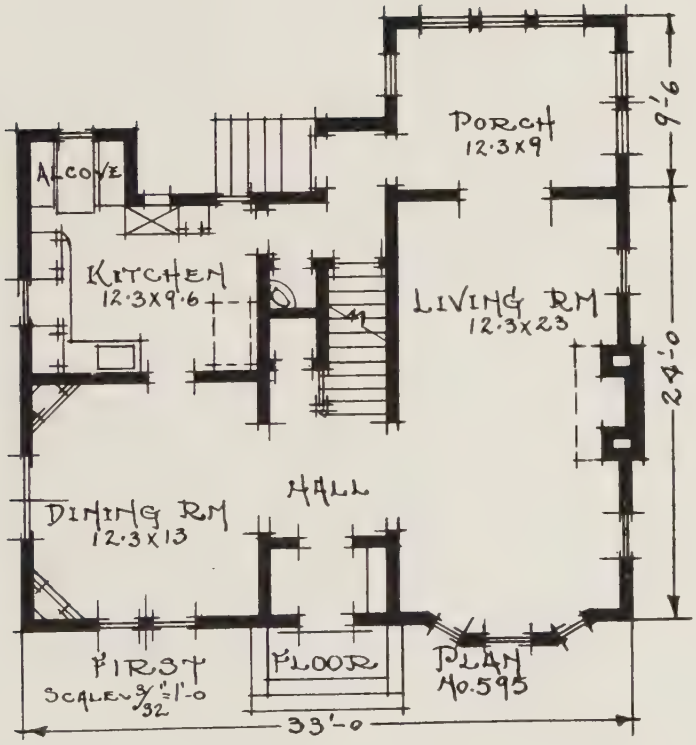
Built on simple lines — a full two story home with white cement plastered walls, soldier course of brick, green blinds and roof. This design is most attractive. The shed roof cornices carried across the first floor serve a three-fold nature. First, to provide a roof for the projected bay of the living room; second, a shade for the entrance door; third, to reduce the height of the house and give a broad low effect.

The plan is very practical and the arrangement exceptionally convenient. The long living room with its fireplace has been placed to the right of a center hall. One end of this room has been taken up with the bay while in the opposite end are doors leading onto a sun porch. To the left of the hall is a dining room which is very effective with its corner china closets. The kitchen arrangement has been carefully studied and provides for built-in cupboards, breakfast alcove and a lavatory located just off the recessed rear entrance. On the second floor are four well arranged chambers and a bath. There is a complete basement.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.





Three sets of plans and specifications $25.00.

DESIGN No. 627

Contents 36,000 cubic feet

Built on broad, low lines, this home with its brick to the first story window sills presents a most substantial appearance. The cornice with its wide single facia is very effective. Brick has been used for trimming around the sills, around all the first story opening for the front entrance piers. This house which is approximately fifty feet in width will require at least a sixty foot lot.

The long living room is built across the front with French doors opening into the sunroom on each side of a massive brick fireplace. There is an additional fireplace provided for in the sunroom. This room is fitted entirely with casement windows. In addition to the regular dining room there is a good sized dining porch also equipped for a formal gathering. On the second floor there are three bedrooms, two large sleeping porches and two baths.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

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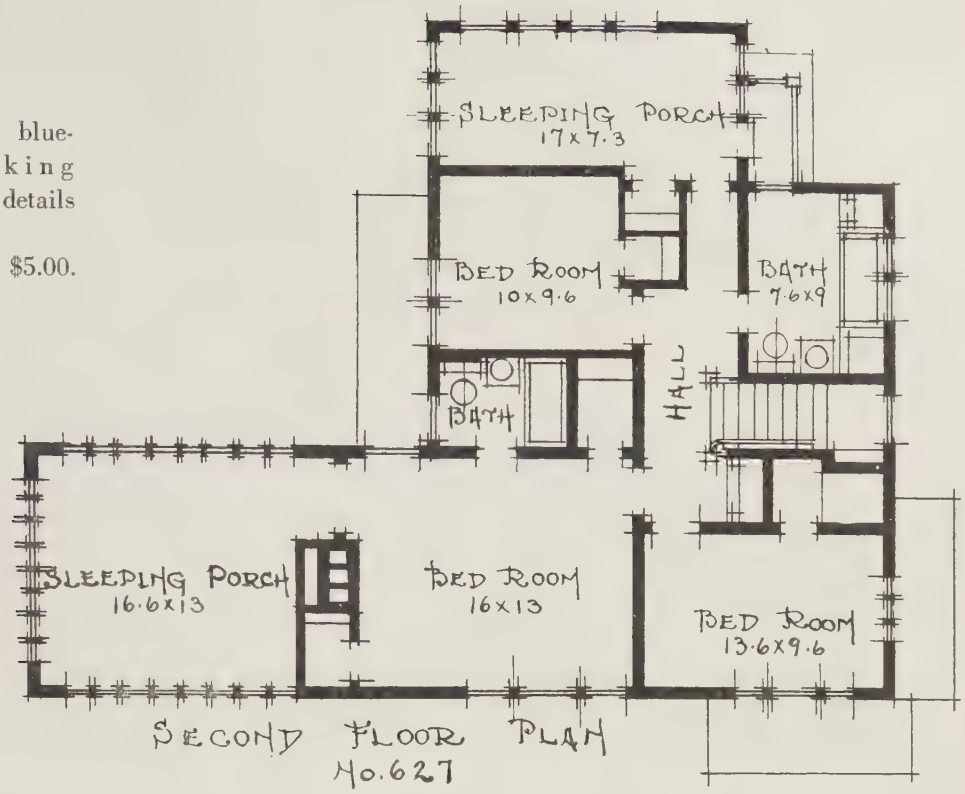
Specifications $5.00.



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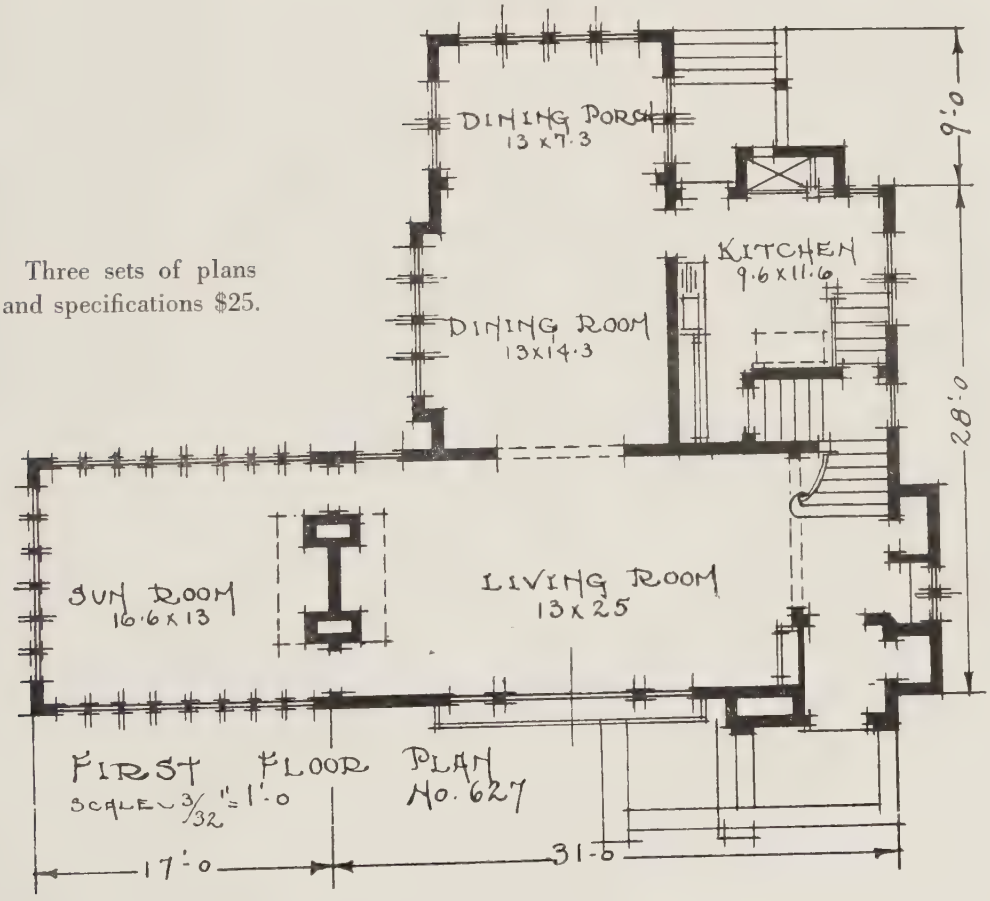


DESIGN No. 649

Contents 31,000 cubic feet

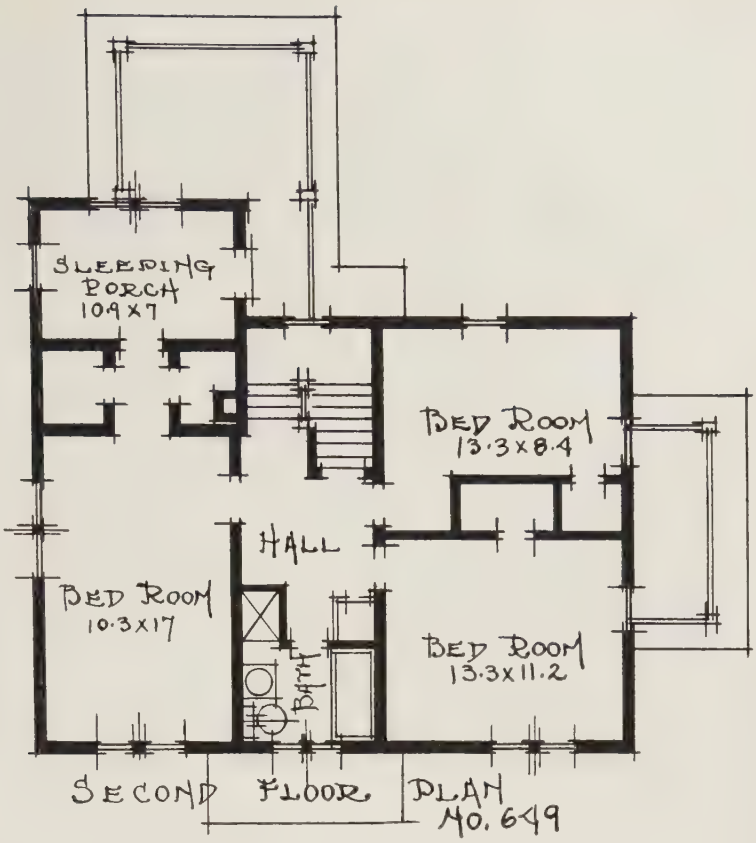
There are a number of features in this plan that will appeal to the prospective home builder.

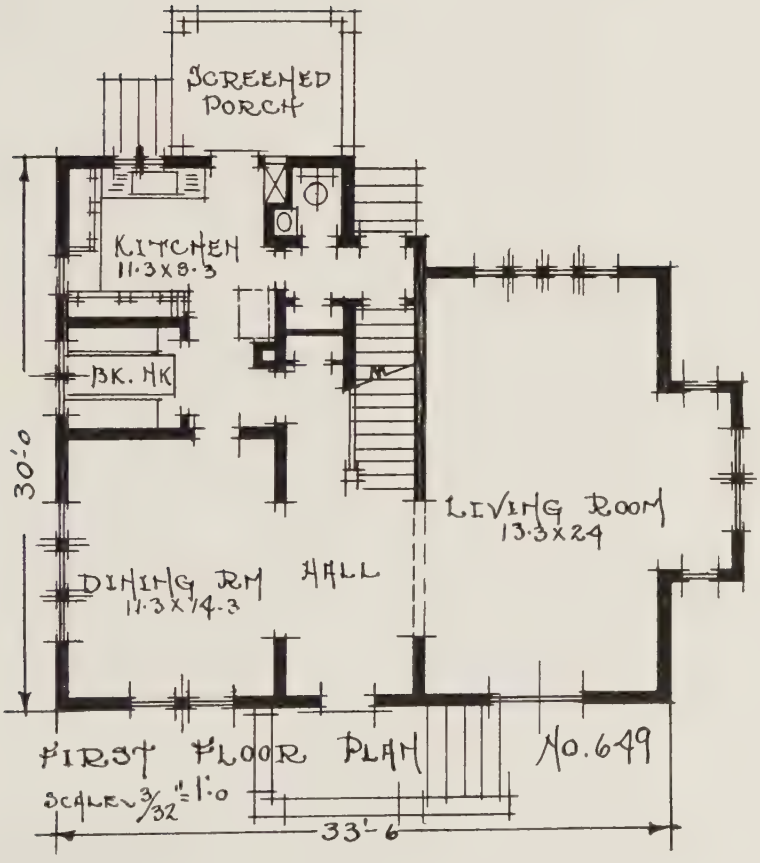
The usual sunroom has been omitted, and a large bay fitted with windows built on the side of the living room serves as a substitute. The kitchen arrangement is exceptionally well planned and provides for a breakfast nook as well as a screened-in porch. Three bed rooms and a sleeping porch are located on the second floor with a deck opening off the rear sleeping porch.

Cement plaster troweled smooth has been used for the exterior walls, and the arches over the large front window as well as the circular top entrance is very effective.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.





Three sets of plans and specifications $25.00.

DESIGN No. 658

Contents 27,000 cubic feet

This plan is somewhat similar to some of the bungalow designs. The living room across the front with the sunroom on the end. The ordinary breakfast alcove has been omitted and a screened porch has been substituted. On the second floor are two bedrooms, bath and a sleeping porch. A small sewing room is located just off the large owner's bedroom.

The plans provide for brick for the foundation above grade, brick sills and windows in front only. The exterior walls are of stucco and the roof shingles are stained.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

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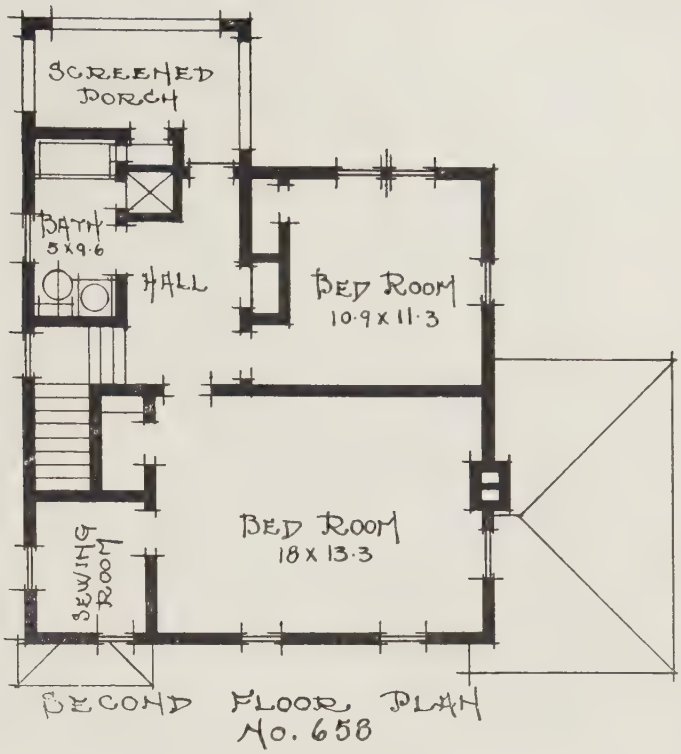
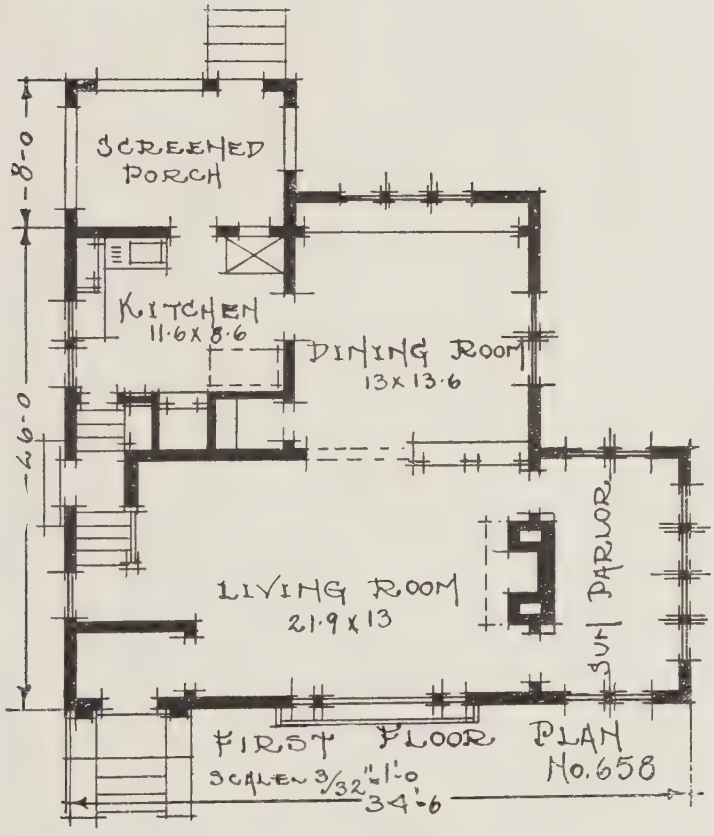
Specifications $5.00.





Three sets of plans and specifications $25.

DESIGN No. 679

Contents 60,000 cubic feet

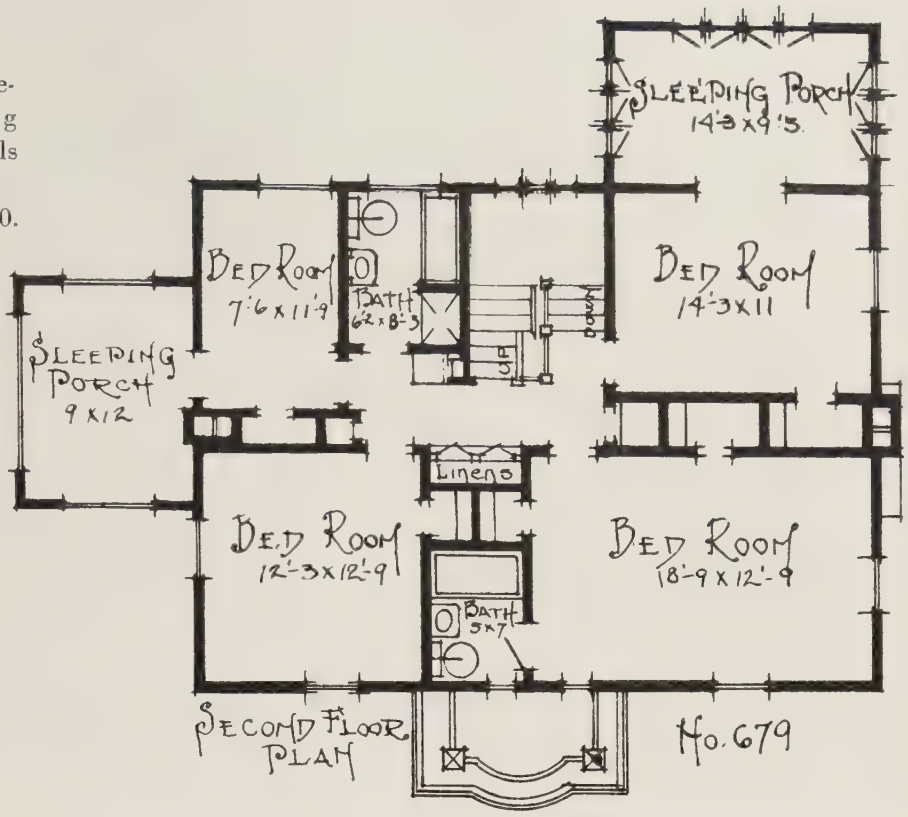
The exterior is exceedingly attractive with its white smooth cement plaster, brick trimmings, variegated slate roof and the ornamental iron balconies. The design is one of a number featured by a large cement manufacturing concern in their advertising matter. Built on a large beautiful landscaped lot the design has caused much favorable comment.

There are many features too numerous to mention in describing this home. A glance at the floor plan will at once reveal many interesting features and show the casual observer that the rooms are all light and airy with cross ventilation. Six sleeping rooms and two bathrooms on the second floor provide for ample sleeping quarters for a large family. There is a stairway to the attic where a maid's room and bath has been located. There is a full basement complete in all its details.

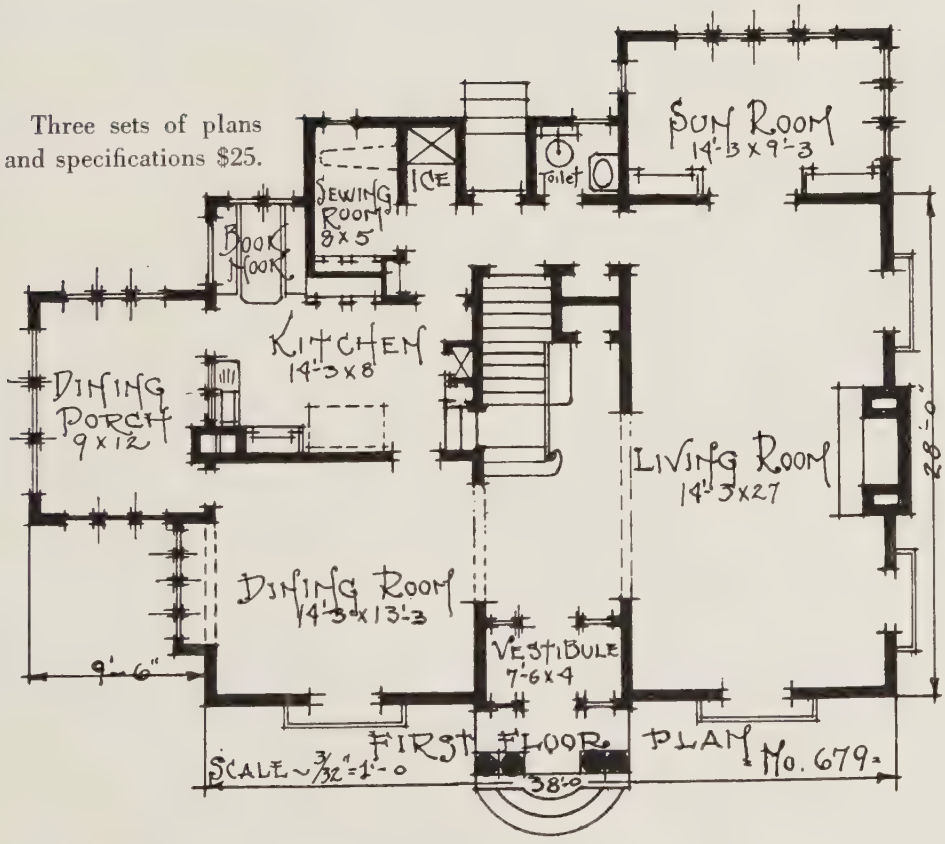
One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00.

Specifications $5.00.



Three sets of plans and specifications $25.



DESIGN No. 750

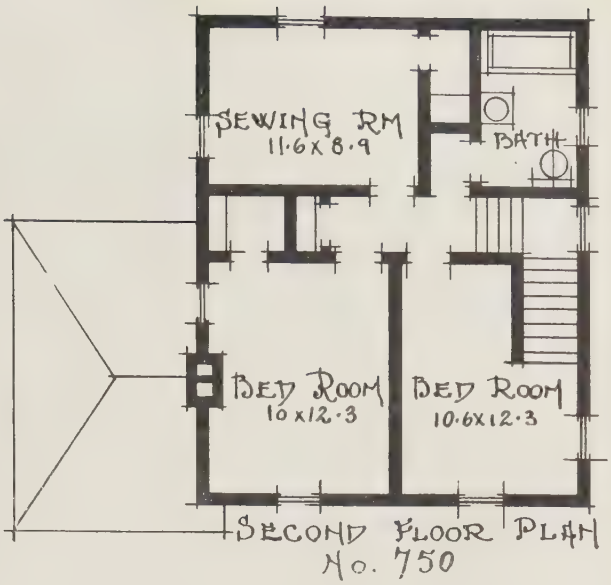
Contents 17,500 cubic feet

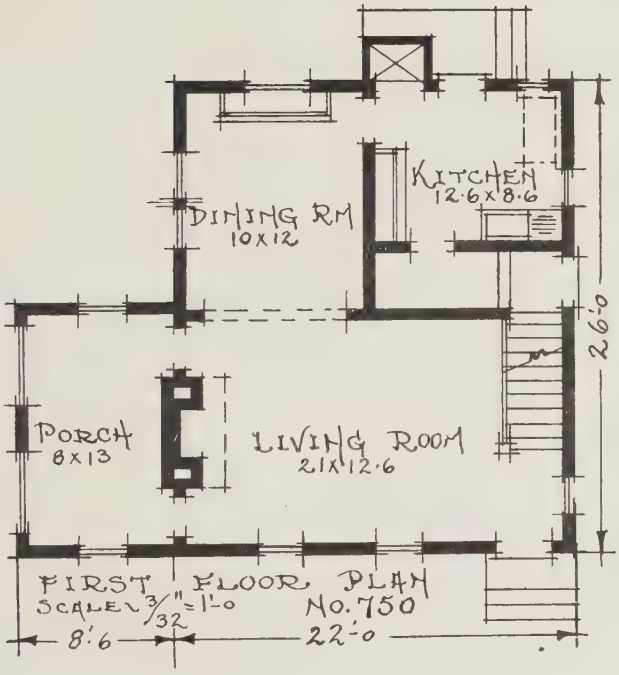
The only ornamentation used is that of a little marquois over the front entrance door and the iron balconies under the windows in front. The plastered arch over the windows adds considerable to the looks of this design.

The interior of the plan shows that of a six room house besides a bath and sunroom. The rooms while not large are of ample wall space, good ventilation. The home would make an ideal one for a small family. There is a full basement with fuel, laundry, furnace and vegetable rooms.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.





Three sets of plans and specifications $25.00.

DESIGN No. 762

Contents 40,000 cubic feet

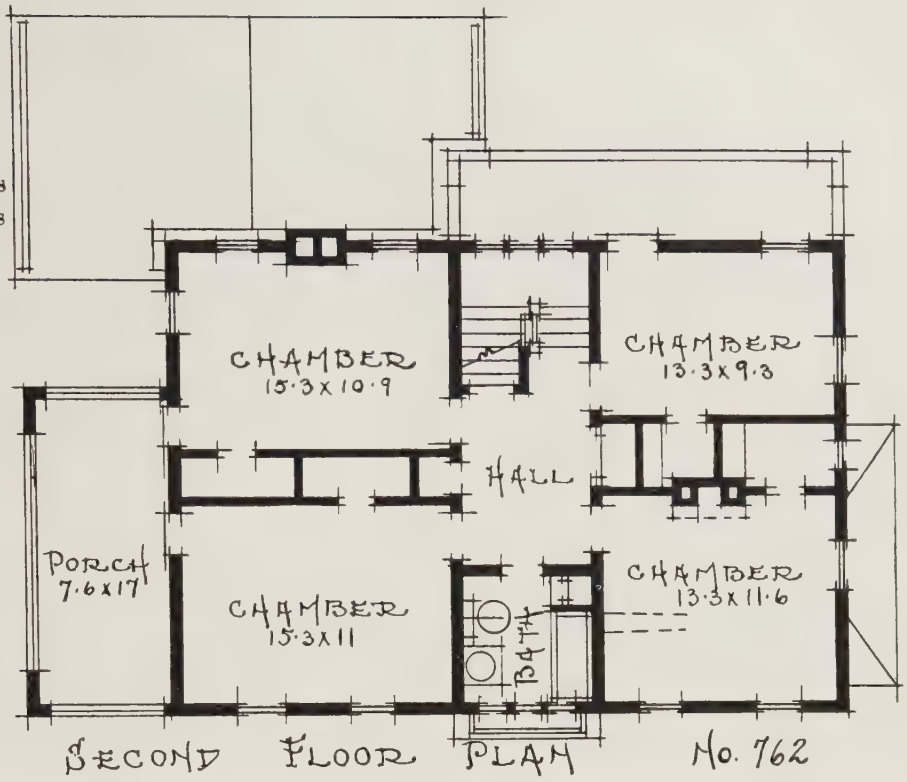
This is a complete home where the architect was not limited as to cost nor the owner as the ground area.

The rooms are all exceptionally large and well arranged. The plans provide for a single car garage adjoining the house in the rear. The entrance from the garage as well as from the outside is through a rear entry at the grade, up four steps into the kitchen. The pass pantry is shown with a complete built-in breakfast alcove. On the second floor are four good sized chambers and a bath, while doors open from two of these chambers onto a screened-in porch. The plans provide for a stairway to the attic where an additional room may be finished off if desired. There is a full basement with laundry, fuel and vegetable rooms, good storage space as well as an amusement room.

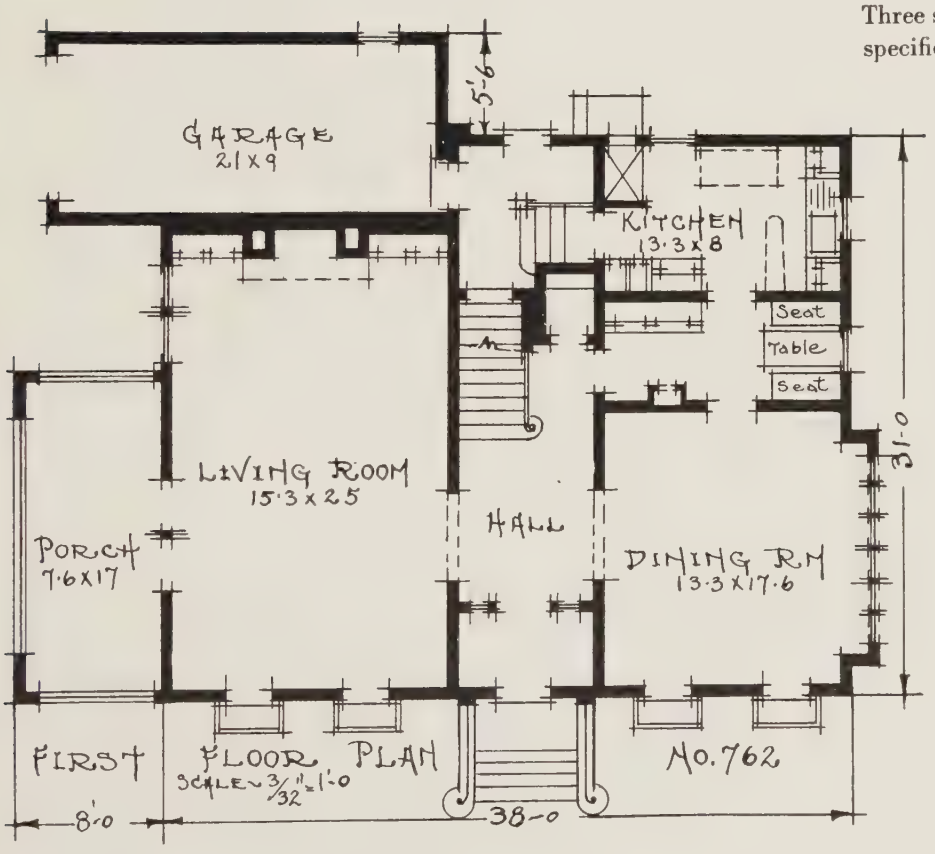
In this design the exterior walls are of stucco troweled smooth. Ornamental plaster in the arches over the first story windows with iron grilles.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.



Three sets of plans and specifications $25.00.



DESIGN No. 769

Contents 31,000 cubic feet

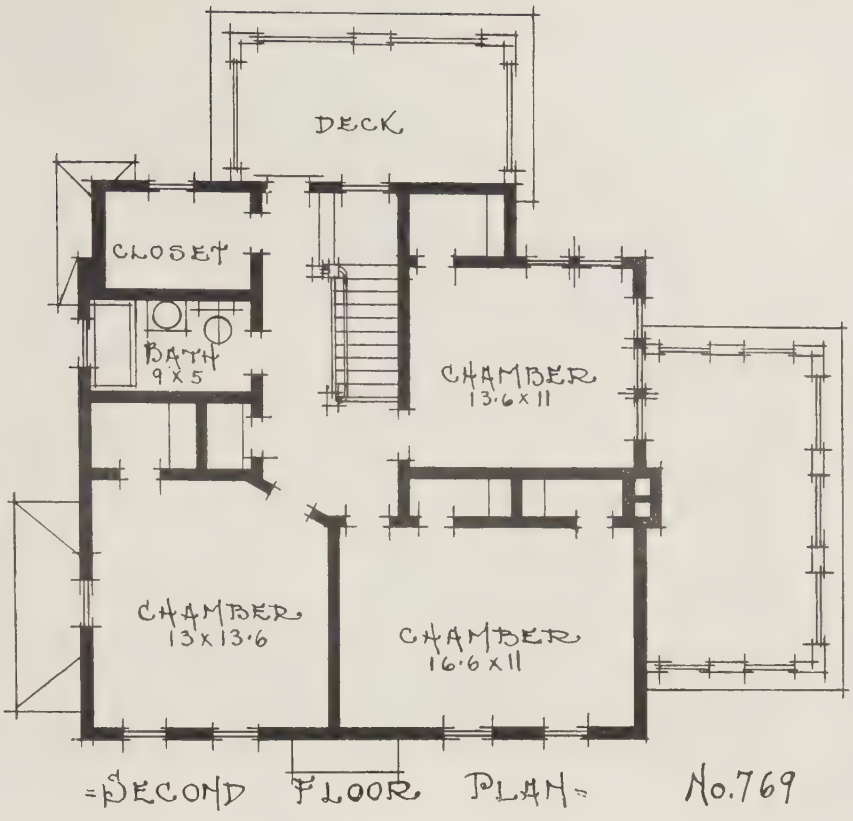
The unusual treatment of this entrance with its double stairs leading onto the front stoop and terrace and the French door opening into the sunroom makes this an interesting feature of this pitched roof home of pleasing proportion.

The floor plan is that of another of the center hall type, with a large sunroom off the living room as well as a good sized screened porch in the rear which serves as an entry to the kitchen as well as the dining porch. The plan provides for a breakfast nook and a first floor toilet. On the second floor are three large chambers and bath with a door leading onto a rear deck. There is an abundance of space for closets. The large owner's chamber being provided with a linen closet opening off the hall as well as a large storage closet, big enough to be used for a sewing room. There is a full basement with the usual laundry, storage and fuel rooms.

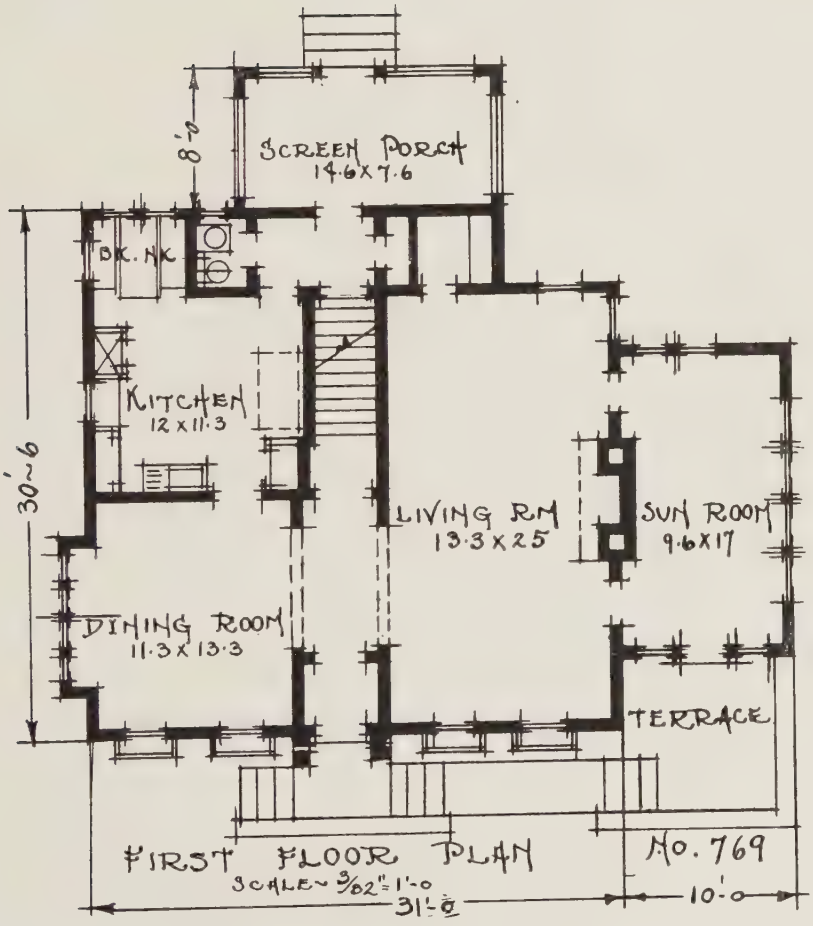
Starting with the double soldier course, the exterior walls are of smooth cement plaster. The arches over the windows together with the tile inserts and iron balconies make an interesting feature. The shutters are stained brown and the roof shingles a straw color. The course of shingles are double every fifth course which makes the roof treatment a little unusual.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.



=SECOND FLOOR PLAN= No.769



Three sets of plans and specifications $25.00.

DESIGN No. 785

Contents 25,000 cubic feet

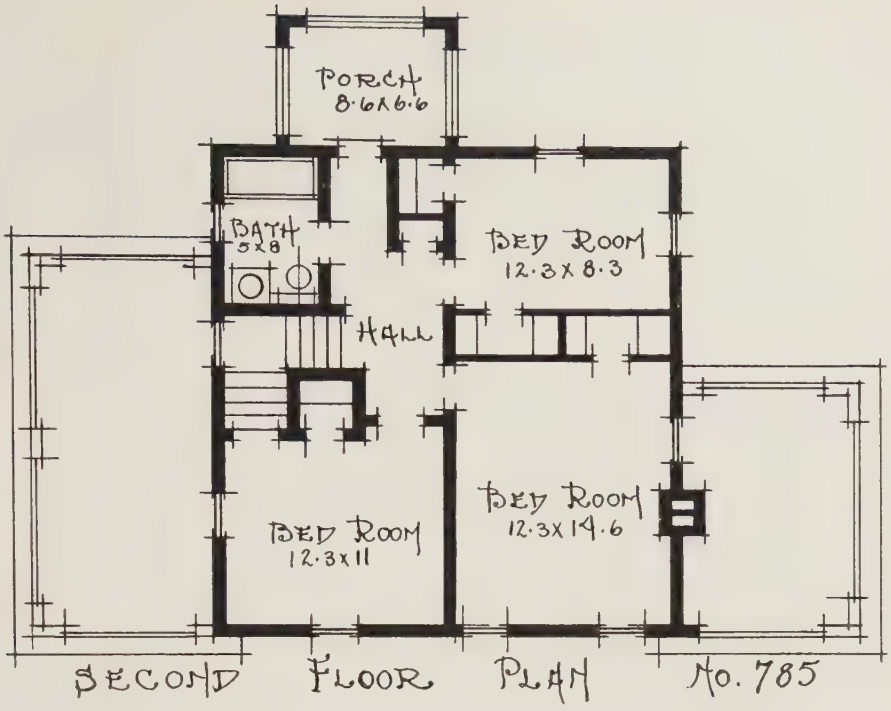
Attached garage on the grade level balances up the sunroom on the opposite side and tends to make this home symmetrical.

The garage so located is convenient in many ways in that the grade door serves as an entrance to the garage. There is a small rear entry to the kitchen and the plans provide for a built-in breakfast alcove. The living rooms are unusually bright with the grouping of the windows. On the second floor there are three bedrooms, sleeping porch and a bath. The stairway leads to a well ventilated attic. There is a complete basement with the usual storage and fuel rooms.

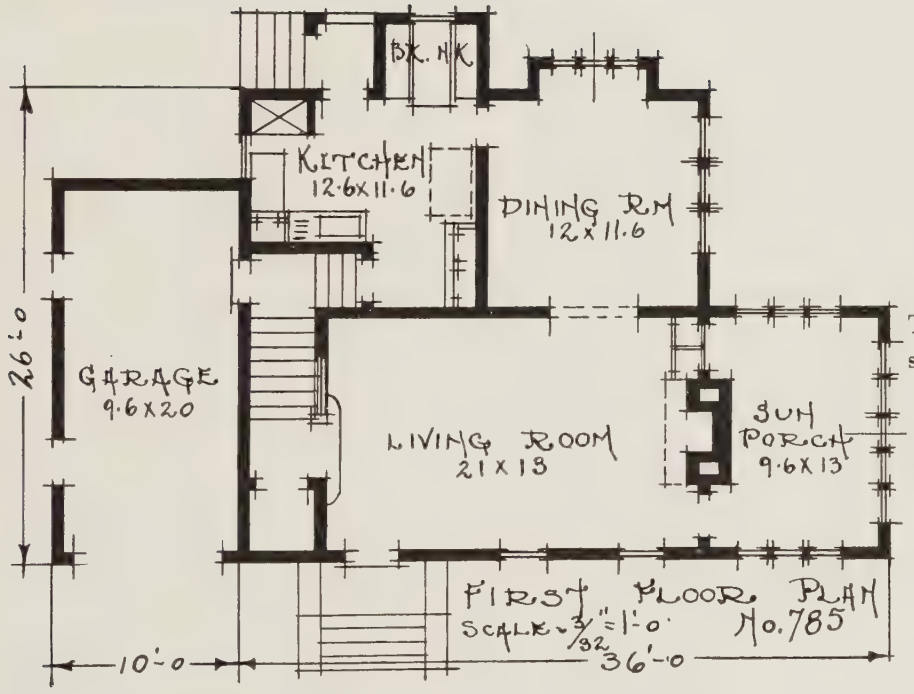
The exterior could be siding, shingles or a combination of each.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.



Three sets of plans and specifications $25.00.



DESIGN No. 795

Contents 26,000 cubic feet

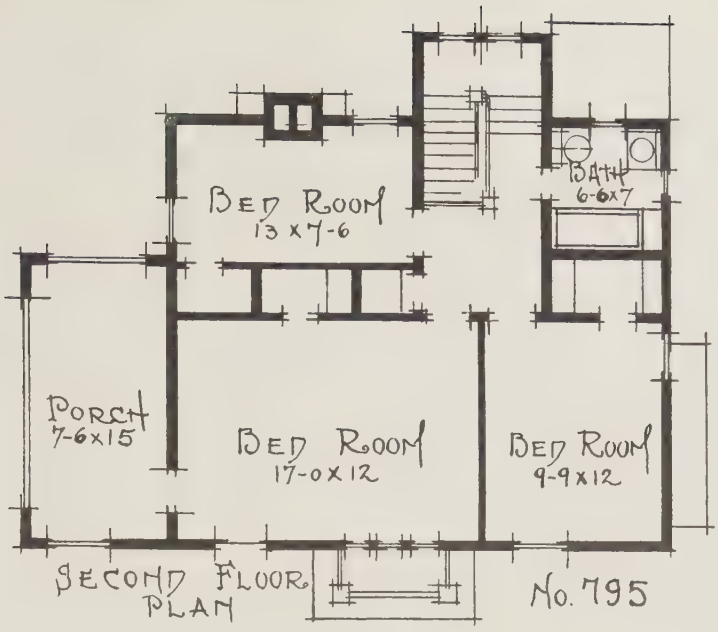
In this design the entrance is direct from a small entrance portico to a large living room without the usual hall.

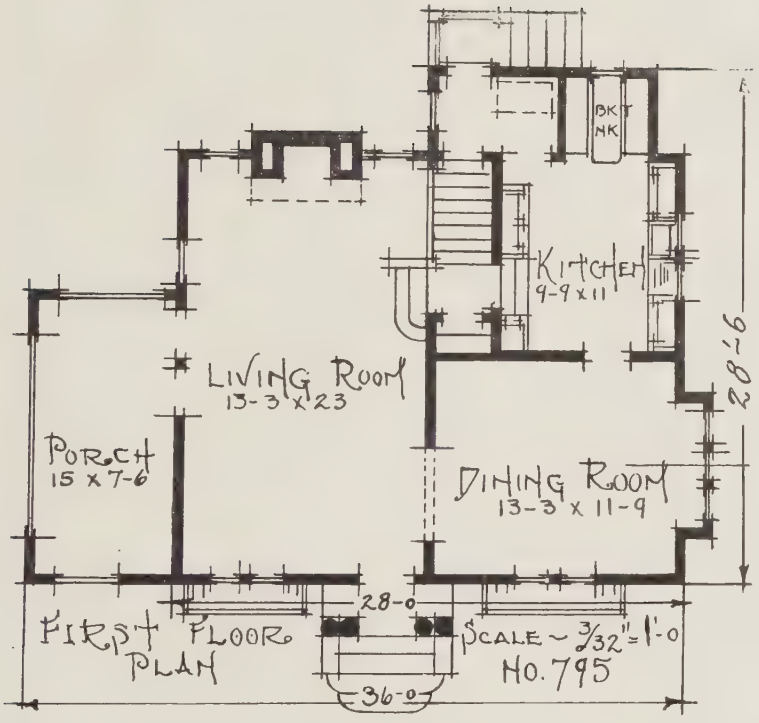
This is done solely to economize and thereby utilize every inch of waste space. The stairs to the second floor lead direct to the living room and the stairs to the basement underneath. There is a small rear entrance with built-in breakfast nook while on the second floor there are three chambers, open sleeping porch and bath. The plans provide for the usual laundry facilities, plumbing and heating equipment.

Starting with the double soldier course the exterior walls are of cement plaster, brick trim and ornamental iron balconies. If one desired, the first and second floor porch could be easily screened-in.

One set of blueprints of working drawings and details $10.00. Specifications $5.00. Three sets of plans and specifications $25.00.

One set of blueprints of working drawings and details $10.00. Specifications $5.00.





Three sets of plans and specifications $25.00.

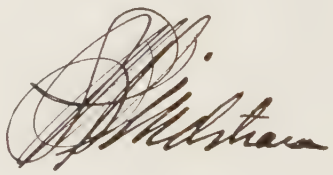
Conclusion

IN PREPARATION of this book we have endeavored to use only designs that we know to be practical, homes that in most cases have actually been built.

Should you be unable to find a plan or an exterior that appeals to you, send for a copy of our books on "Bungalows," "Cottages and Semi-Bungalows" or "Duplex and Apartment Houses," which will be sent on receipt of $1.00 per copy. If, after a careful study of all our books you are unable to find just the home that appeals to you, send us a rough sketch of your ideas and we will be pleased to quote you a price on special plans prepared to your order.

We also furnish plans and specifications for hotels and all kinds of public buildings.

Do not attempt to build without complete plans, details and specifications, as the cost of a complete set of architect's plans is nominal when the total expenditure is taken into consideration. Expensive mistakes are avoided, while the final results are apparent, this is important as it may mean several hundred dollars more if a sale is realized.



A Supplement

The following designs are offered to satisfy the demand for Modern, English and Spanish types of two story homes.

Address all communications

to

J. W. LINDSTROM, Architect
Minneapolis, Minn.

DESIGN No. 817

Contents 55,000 cubic feet

Here is a home of Spanish design with cement stucco and tile roof.

The wide arched openings inclosing the porch form a delightful part of the exterior of this house. The balconies and windows covered with bright colored tile form a strong contrast with the light colored walls.

The main entrance is from the garden to the living room thru a loggia making the front porch very private. The main stairway leads from living room to second floor and the dining room on one side and library on the other side are separated by arches. An extra bedroom and bath is conveniently located on the first floor off the library.

On the second floor there are two unusually large bedrooms with a private bath for each and on the third floor there is a large bedroom or sleeping porch with windows on all four sides.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications, $25.00.

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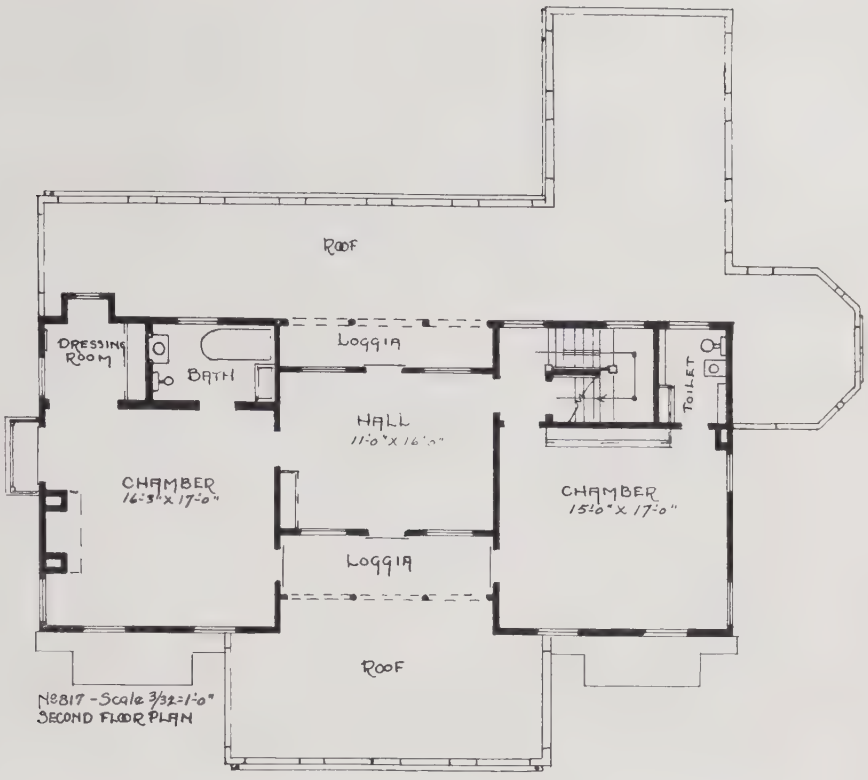
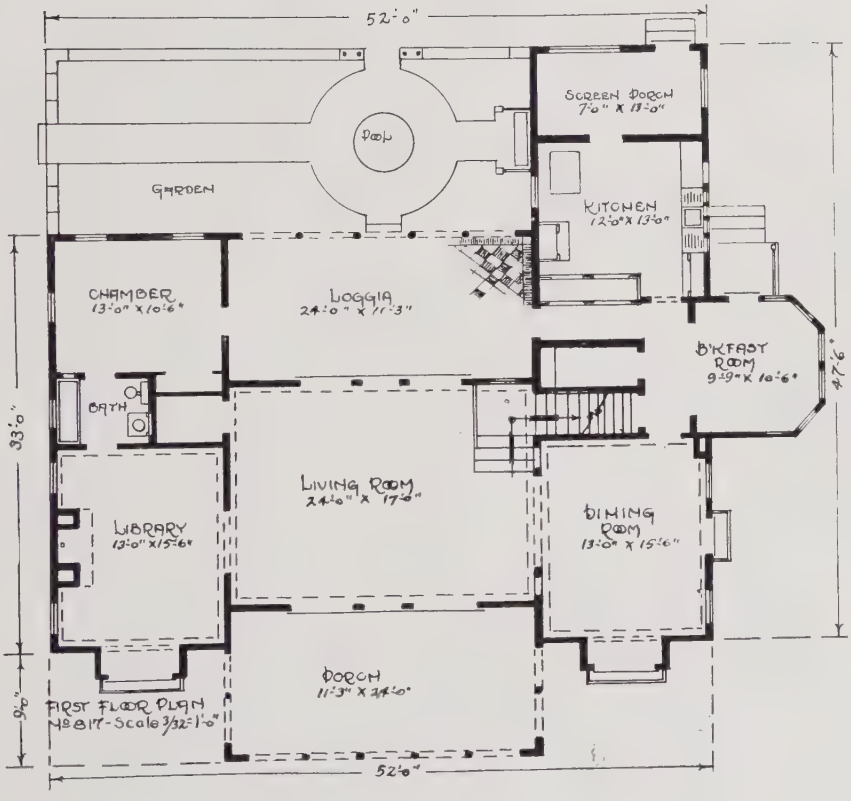
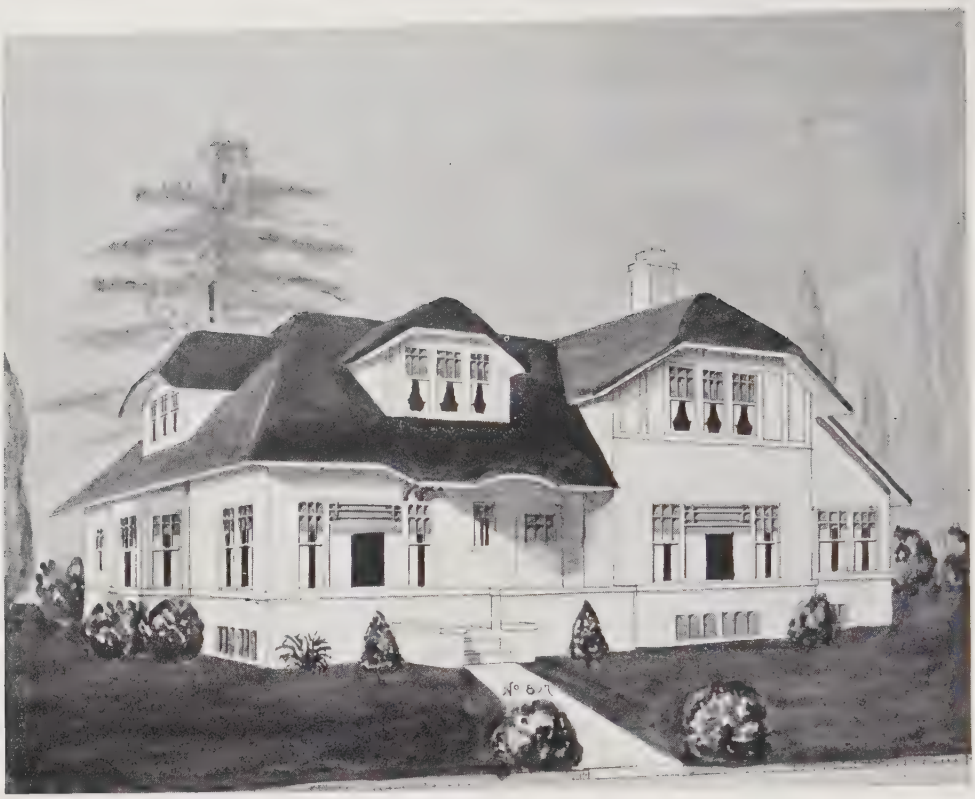




Three sets of plans and specifications $25.



DESIGN No. 827

Contents 45,000 cubic feet

Here is an unusual two story home with cottage effect thatched roof, brick veneer up to first story window sills, balance cement stucco with English half-timber in the gables.

The entrance is thru a vestibule into a center hall with the living room, chamber and sun porch on one side; and a den, dining room, kitchen and pantry on the other side. The living room has a fireplace with French doors on each side opening to the sun porch. The dining room has a projected bay.

Two chambers, a number of closets, sewing room, bathroom and plenty of storage space complete the second floor. The basement is divided for the usual fuel, laundry and storage rooms.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications, $25.00.

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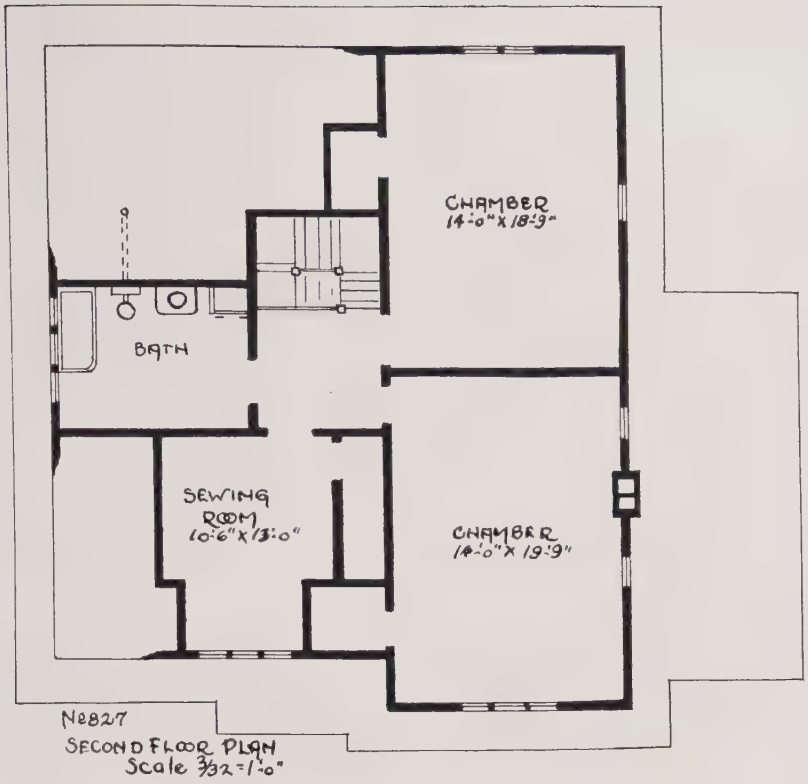

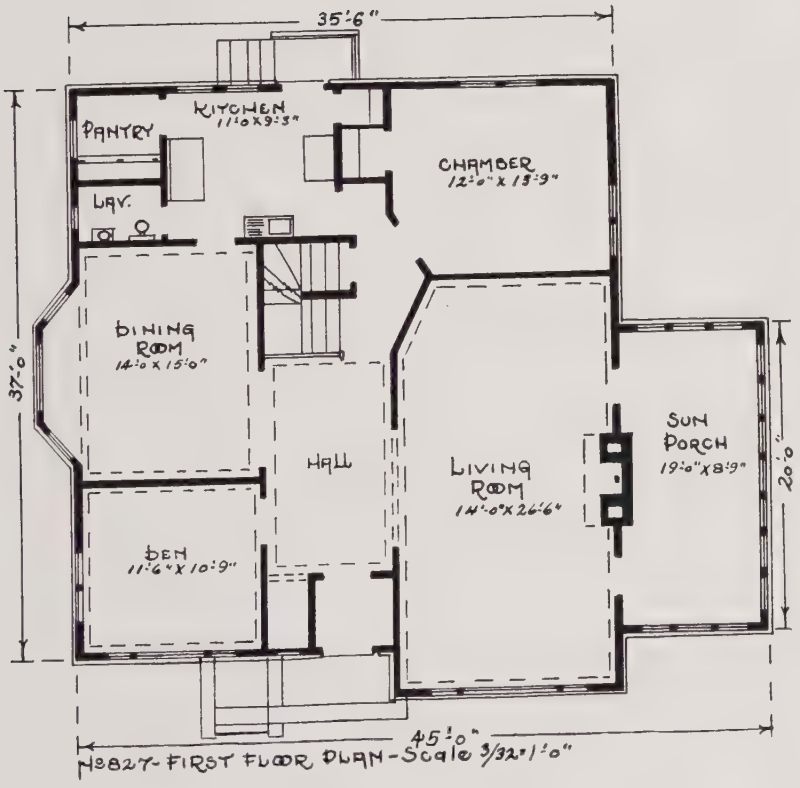

Three sets of plans and specifications $25.

DESIGN No. 835

Contents 33,500 cubic feet

The main entrance is thru a small vestibule into a hall which has the dining room and kitchen on one side; and the living room, sun porch, and library on the other. The living room and library are separated by a wide arch with a bookcase on each side. The fireplace is in the library. The sun porch is well lighted as it has three sides of windows. The kitchen has built in table and seats along with the other modern and necessary equipment. A single garage is attached in the rear separated by a fireproof wall.

The second floor is especially well arranged with four bedrooms, 5 closets and a large bathroom with a recessed tub. A large linen closet opens off the center hall. There is also a large sleeping porch with entrances from two bedrooms.

The exterior is cement stucco with tile roof and brick trim.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications, $25.00.

One set of blueprints of working drawings and details $10.00.

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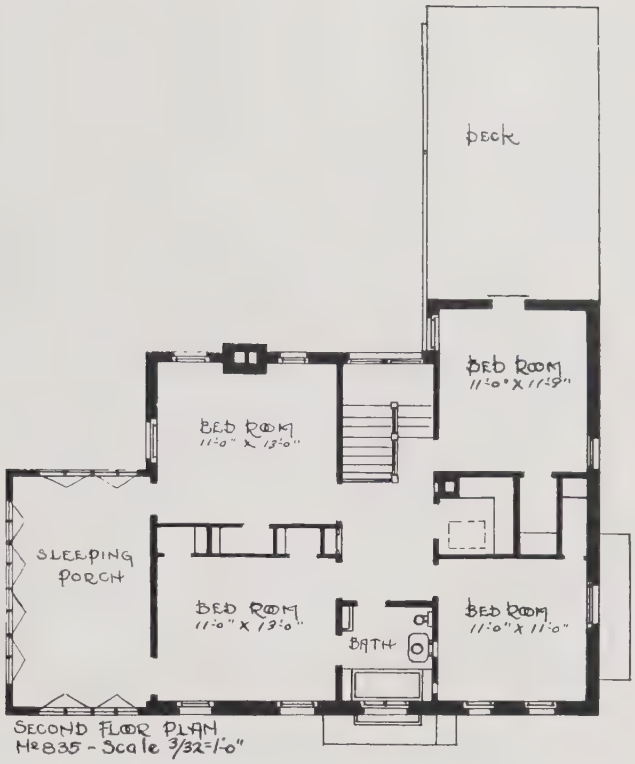
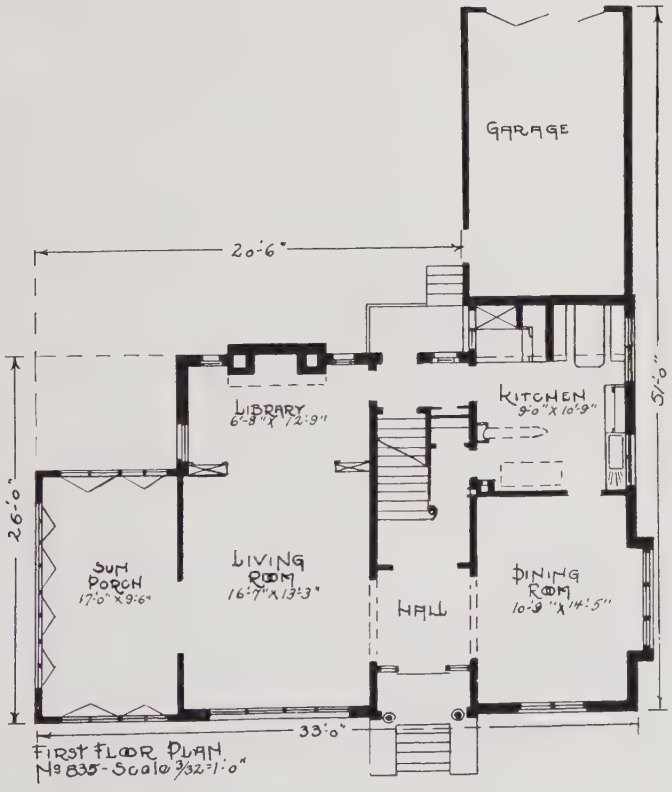


SECOND FLOOR PLAN
No 835 - Scale 3/32=1'-0"



FIRST FLOOR PLAN
No 835 - Scale 3/32=1'-0"

Three sets of plans and specifications $25.

DESIGN No. 879

Contents 50,000 cubic feet

Here is another attractive home of Spanish design with white cement stucco exterior, brick trim, iron balconies and tile roof. The terrace across the front and walk thru a tile covered arbor to the driveway is very effective.

The main entrance leads thru a vestibule into a hall with a den opening off on one side and the living room on the other. There is a large sun room off the living room and dining room. A double garage is attached in the rear. A breakfast room and kitchen complete the first floor.

The stairway leads from the hall to second floor where there are four bedrooms and two baths with plenty closet and storage room. The third floor contains maids quarters and additional storage space.

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One set of blueprints of working drawings and details $10.00.

Specifications $5.00.

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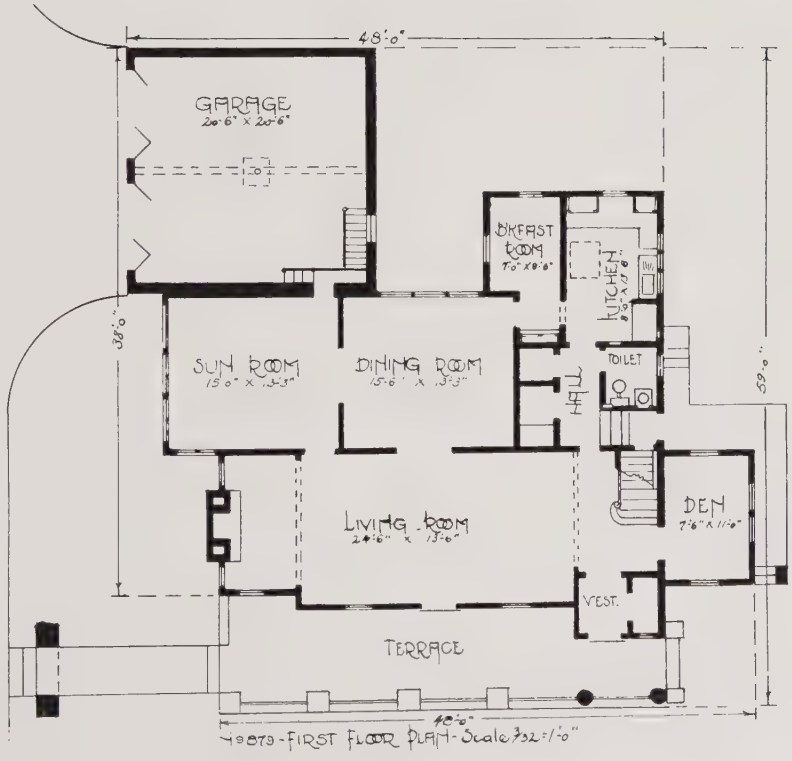


DESIGN No. 890

Contents 40,000 cubic feet

This is the most popular Old English design. The terrace and small screen porch in front give this house a very substantial appearance. The entrance is off screen porch into a vestibule and then into a small hall which opens to the living room. The living room has a very attractive fireplace and is separated from the dining room by a wide arch. The library joins the dining room at the rear of the house. The kitchen is well equipped and has table and seats.

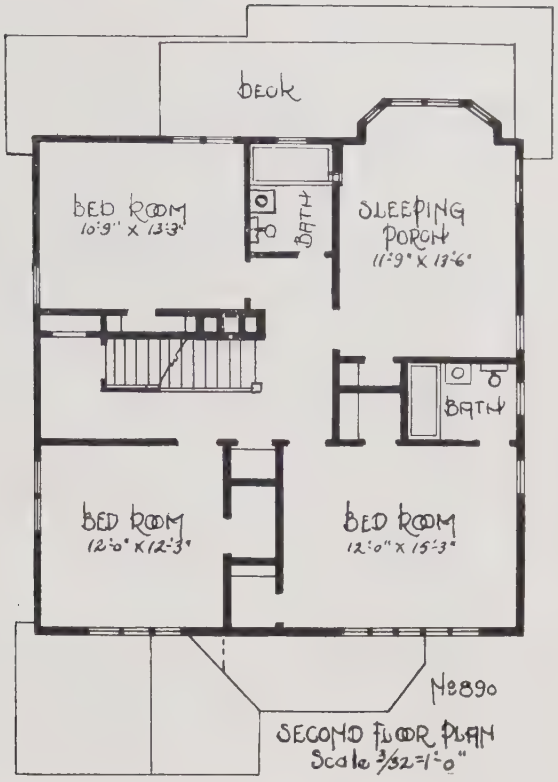
There are three bedrooms and a sleeping porch on second floor, two complete bathrooms and a number of closets. The third floor is finished off for the maids quarters.

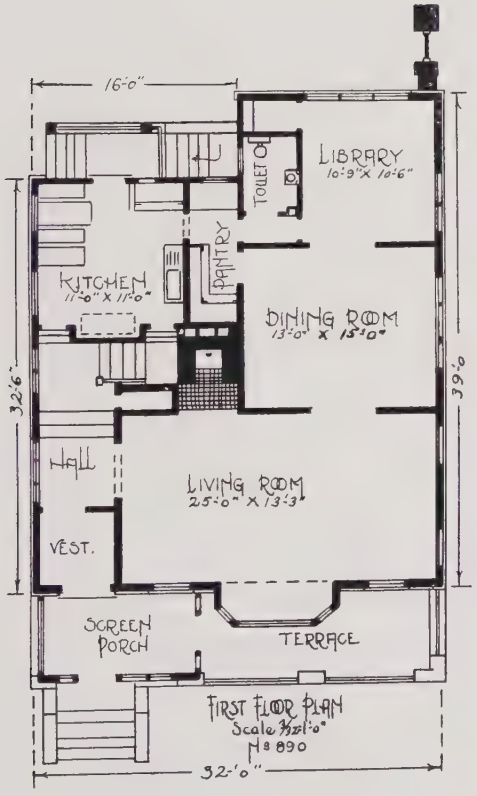
The exterior is faced with brick to second floor, balance is cement stucco with tile roof, ornamental iron railings on terrace and some panel work in the gables.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications, $25.00.

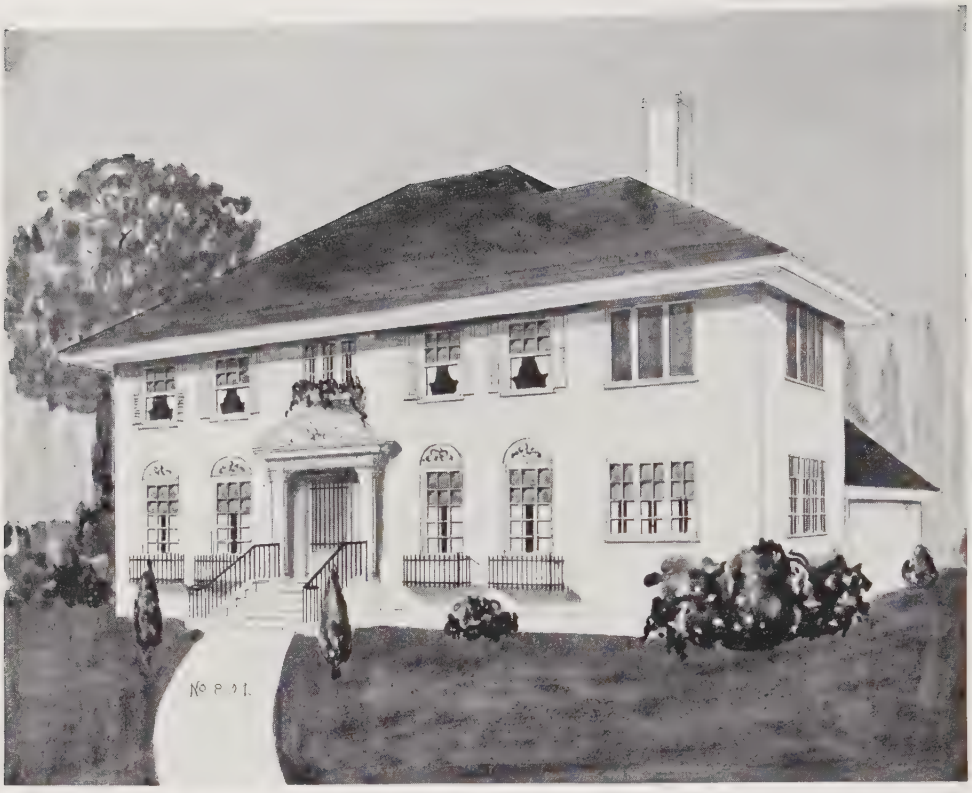
One set of blueprints of working drawings and details $10.00.

Specifications $5.00.





Three sets of plans and specifications $25.



DESIGN No. 891

Contents 40,500 cubic feet

This home is very attractive in its fresh coat of white cement stucco, shingled roof, colored blinds and iron grilles and railings.

The entrance is thru a vestibule into a center hall with the living room opening on one side and the dining room on the other. This commodious living room has a fireplace on one end. The sun porch is off from the living room. The dining room has a built in china cabinet. The breakfast nook is between the kitchen and dining room which makes it very handy for the housewife.

A garage is attached on the house in the rear. A stairway leads from the hall to second floor where four bedrooms, sleeping porch and bathroom are finished off. There is plenty of closet and storage space.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications, $25.00.

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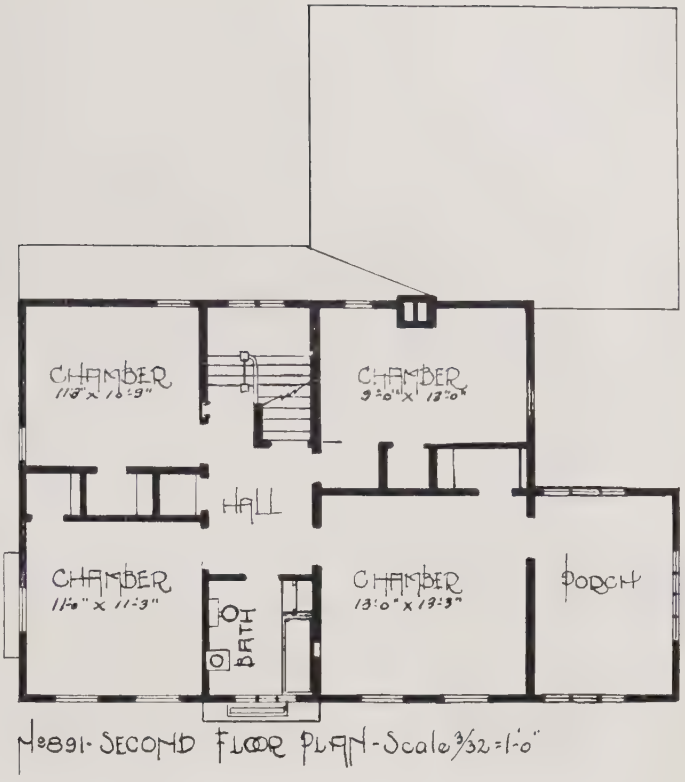
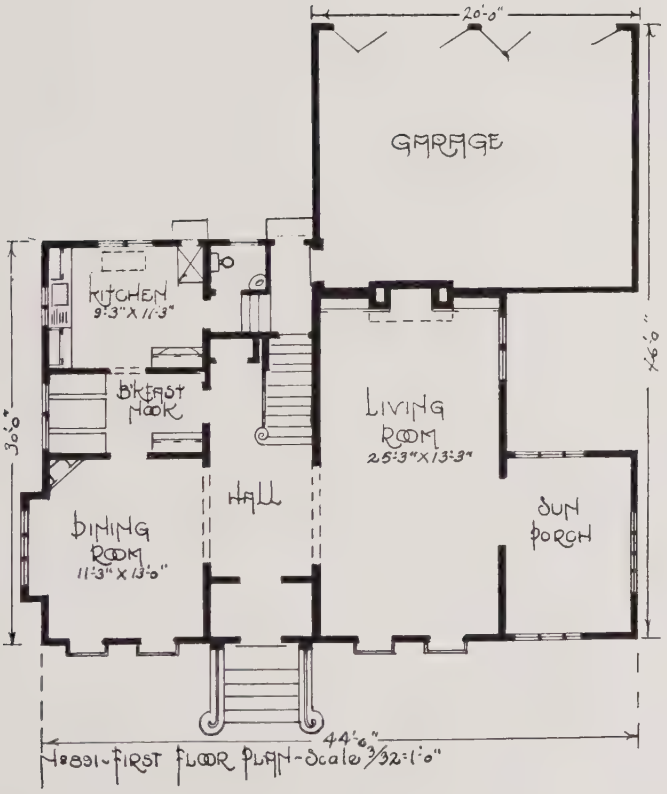
Specifications $5.00.



No891. SECOND FLOOR PLAN - Scale 3/32 = 1'0"



No891 - FIRST FLOOR PLAN - Scale 3/32 = 1'0"

Three sets of plans and specifications $25.

DESIGN No. 932

Contents 45,000 cubic feet

A well proportioned design with high pitched roof covered with tile. The grouping of windows seems to be the main feature in this attractive home. The tile roof, cement stucco, ornamental portico entrance also add much attractiveness.

The entrance is thru a vestibule into a hall which has a wide arched opening to living room. The sun room is separated from living room and dining room by circle top arches. The dining room has two china closet cabinets and the living room has a very attractive fireplace at one end. The kitchen is of convenient size and will suit any housewife, because of its location and by having the breakfast room adjoining. The stairway leads from the front hall to the second floor which has four bedrooms and a small sleeping porch. A very complete bathroom and several spacious closets complete the second floor. There is a large attic which can be finished off into an amusement room.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications, $25.00.

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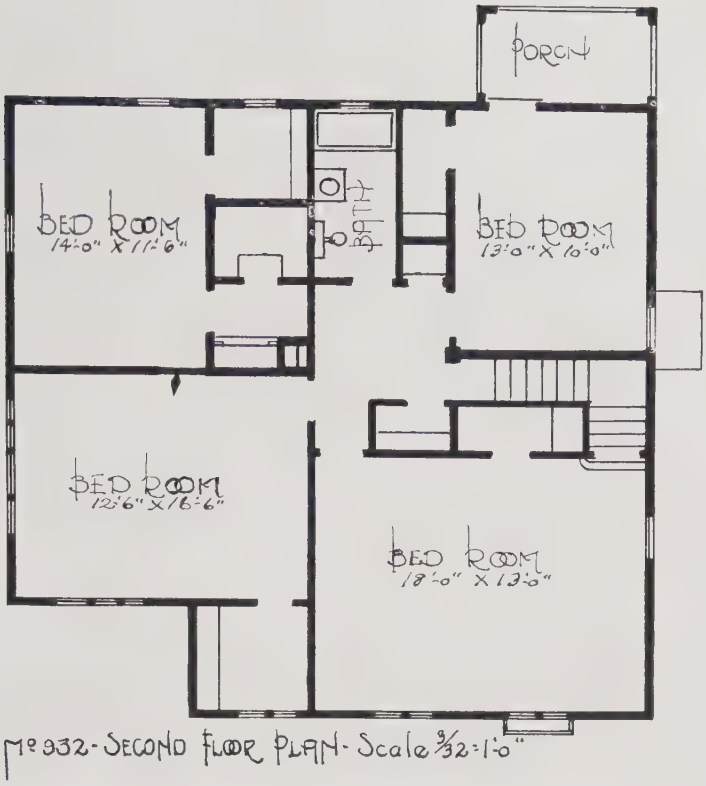
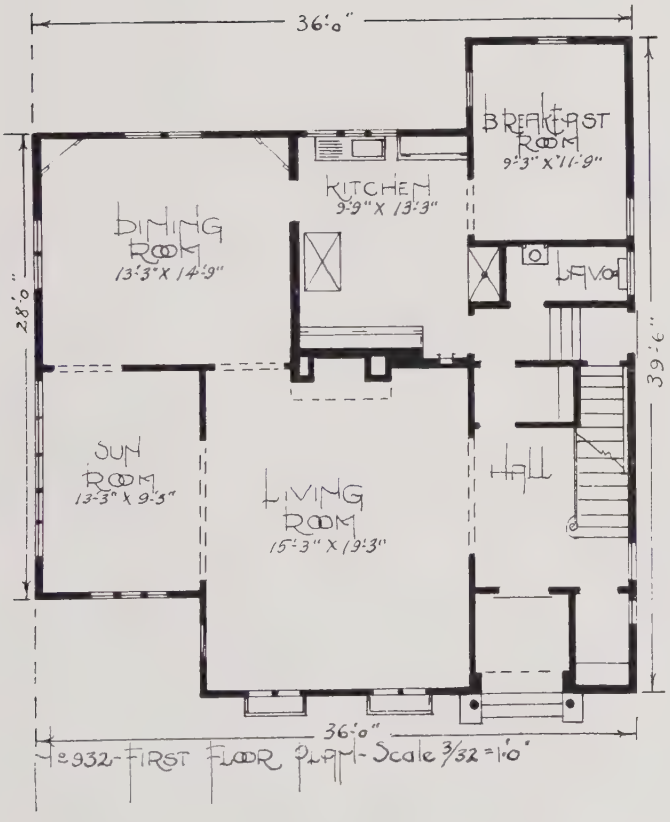
Specifications $5.00.



Mo 932 - SECOND FLOOR PLAN - Scale 3/32 = 1'-0"



Mo 932 - FIRST FLOOR PLAN - Scale 3/32 = 1'-0"

Three sets of plans and specifications $25.

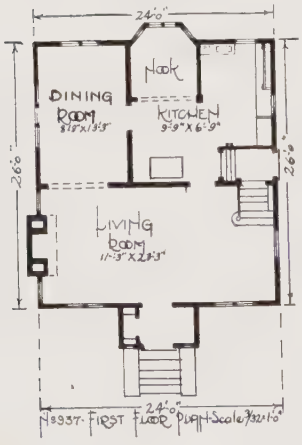
DESIGN No. 937

Contents 18,800 cubic feet

This is the most economical plan to build. The entrance is thru a vestibule directly into a large living room which extends across the entire front with the dining room and kitchen built in the rear. A large breakfast nook is partitioned off in the kitchen.

On the second floor there are three good sized bedrooms, a complete bathroom and an abundance of closet and storage space.

The exterior is of cement stucco with shingled roof and iron railings on main entrance and over front portico, circle top over casement windows, and brick base.



One set of blueprints of working drawings and details $10.00. Specifications $5.00.

Three sets of plans and specifications $25.00.

DESIGN NO. 1005

Contents 26,320 cubic feet

In this design the economical square type plan has an effective exterior. Two brick courses around the grade make a solid appearing base for the white stucco walls. The tile roof, ornamental iron balconies and circle top windows lend distinction to a simple facade. The terra cotta trim around the arched doorway gives the entrance its proper place in the design.

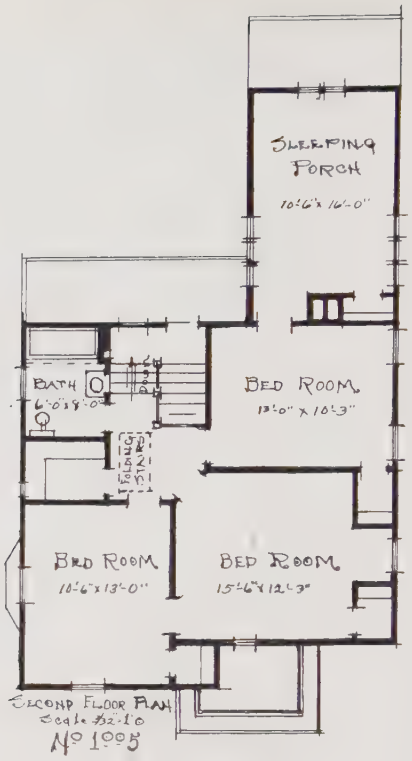
One end of the large living room is taken up with a fireplace and book cases. An attractive open stairway is on the side of the room opposite the triple window. Any housewife will be pleased with the corner china cabinets in the dining room and the handy arrangement of the kitchen and breakfast nook. The downstairs toilet room is an added convenience.

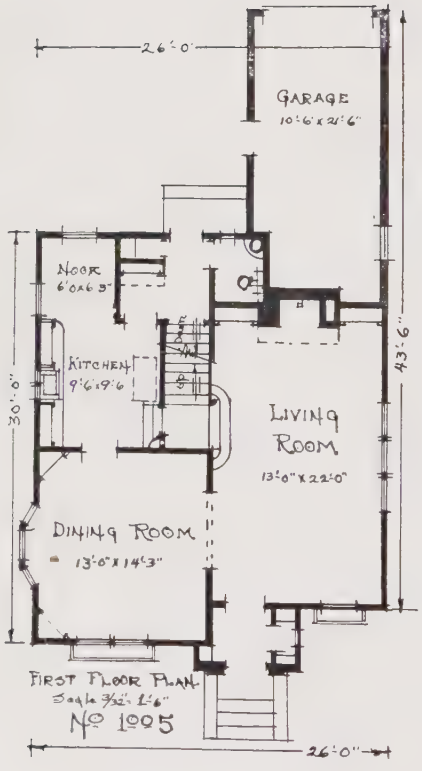
The garage attached to the house is another good feature of this design. The second floor consists of three bedrooms, a very private sleeping porch, a most complete bathroom with shower, and a large closet with an outside window which may be used for linen and sewing room. Folding stairs are used to reach the attic. Full basement with heating and plumbing equipment.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications for $25.00.

One set of blueprints of working drawings and details $10.00.

Specifications $5.00.





Three sets of plans and specifications for $25.00.

DESIGN NO. 1050

Contents 28,900 cubic feet

This beautiful and most popular home contains the best features of modern architecture, yet it is a conservative design which will not be out of style in a few short years. The sunporch on one end and the gateway on the other emphasize the horizontal lines of the front elevation. The red tile roof and the neutral gray stone arch around the doorway give just the right touch of color. The shutters on the second story windows and the ornamental iron are details which add much to the exterior.

The main entrance is through a vestibule and reception hall, which opens into the living room through a plaster arch. The fireplace and French door to sunporch are at the other end of the room. The dining room, connected to the living room by a plaster arch, has two corner china cabinets and a handy telephone cabinet built-in in the wall between the dining room and stairway platform. The conveniently arranged kitchen with breakfast nook, stairs to landing and side entrance with stairway to basement, are all desirable features.

On the second floor are three bedrooms with cross ventilation, ample closets, a most complete bathroom with shower and built-in dressing case. The basement is unusually complete with a large amusement room and fireplace, a toilet room, and with the balance of space divided into a fruit cellar, laundry, coal bin and boiler room.

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One set of blueprints of working drawings and details $10.00.

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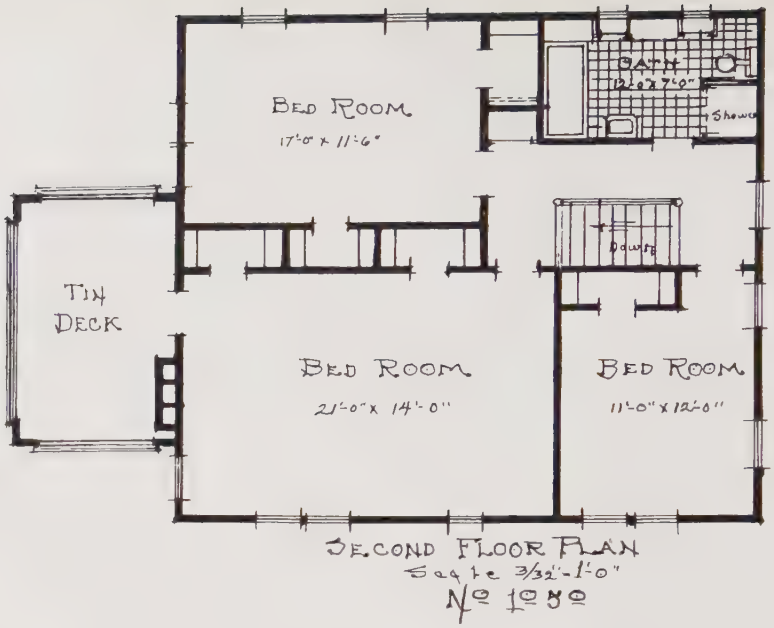
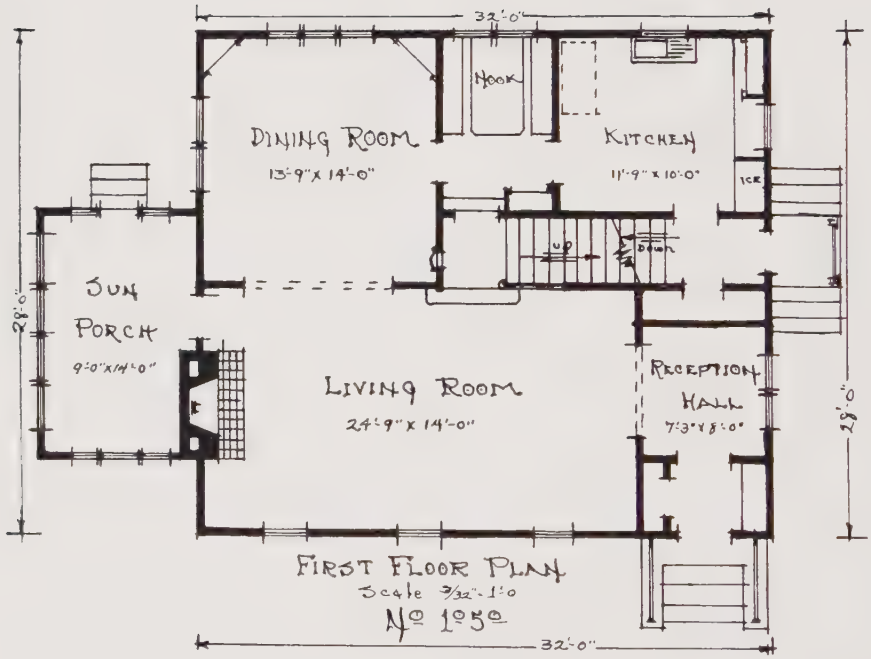
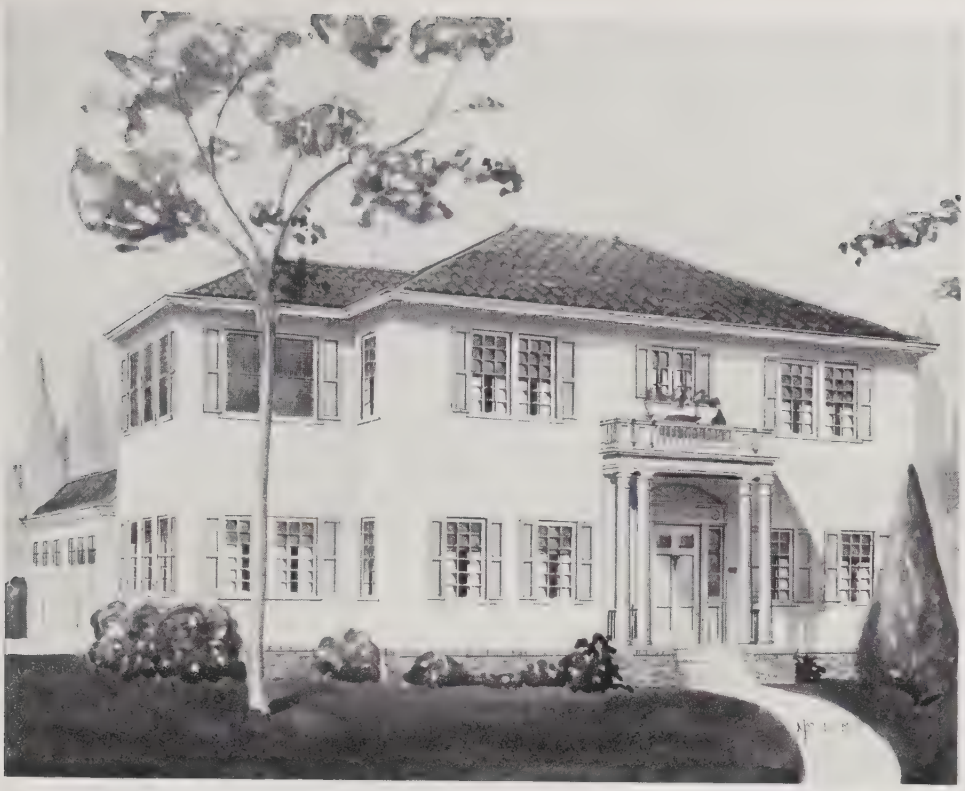


SECOND FLOOR PLAN
Scale 3/32"-1'-0"
No 1050



FIRST FLOOR PLAN
Scale 3/32"-1'-0
No 1050

Three sets of plans and specifications for $25.00.



DESIGN NO. 1059

Contents 33,600 cubic feet

The lovely Colonial entrance is the outstanding feature of this well proportioned design. The window arrangement is both attractive and practical, and the red tile roof lends dignity to this home.

The first floor is planned around the center hall; a fireplace and book cases fill one end of the living room. The sunroom is connected to the living room by a plaster-arch. The dining room has a recess for the buffet and two corner china cabinets. The kitchen opens into the stair hall, and there are French doors dividing stair hall and the entrance hall. There is also a convenient lavatory at the end of this hallway underneath the main stairs.

The kitchen is especially well arranged, and the entire wall between the breakfast room and kitchen is filled with cabinet work to ceiling; there is also a broom closet, and a counter filled with doors and drawers under the outside windows. The icebox is placed on the outside wall with outside icing door. The two-car garage in rear completes the first floor plan.

These plans include some very fine Colonial interior details. On the second floor there are four elegant bedrooms, a sleeping porch, seven closets, a complete bath with shower over tub, and a folding stairway to attic. The basement is complete and includes a finished playroom.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications for $25.00.

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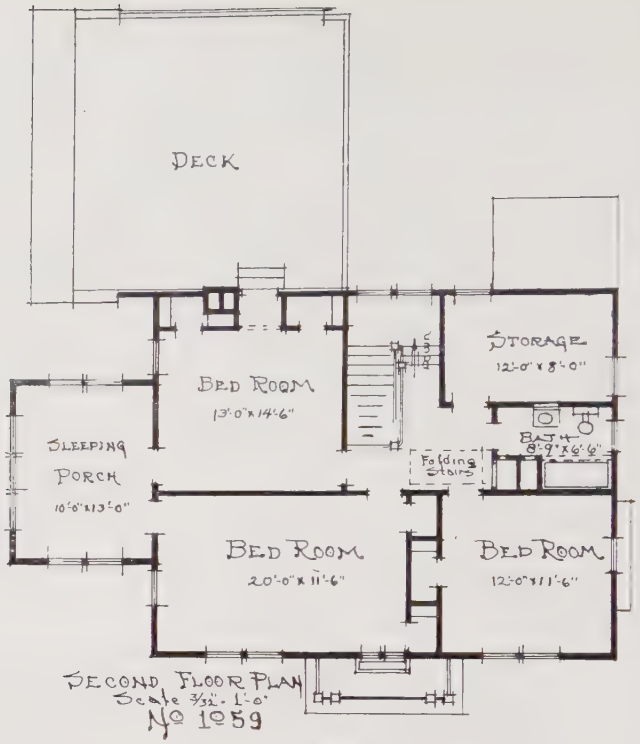

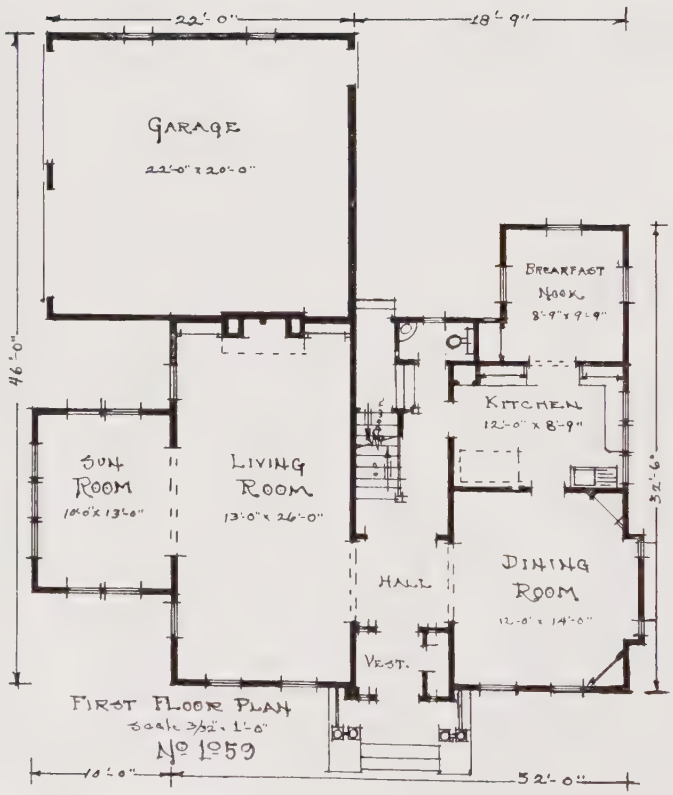

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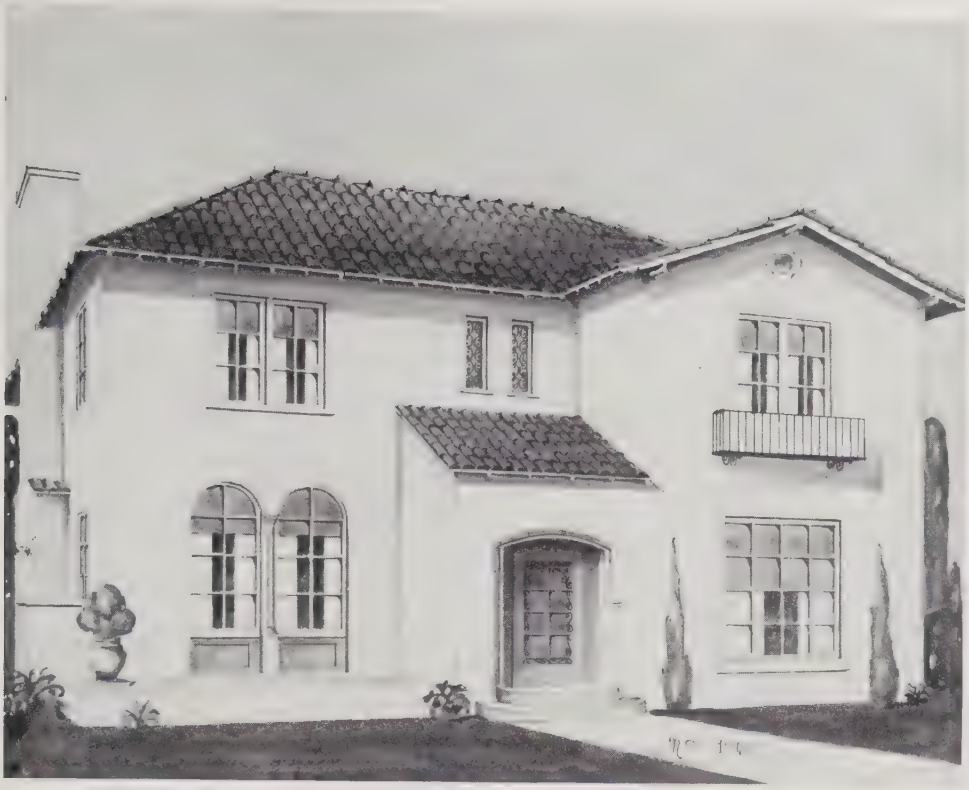

DESIGN NO. 1060

Contents 25,500 cubic feet

This is a unique design of Spanish influence, with an attractive segmental arched recessed front doorway, circle-top living room windows opening on to a low terrace, and a studio window in front of dining room with an ornamental iron balcony above. A red Spanish tile roof lends dignity to this design.

The entrance is through a convenient vestibule, which also includes a coat closet, into a good size center hall. Here is a magnificent living room with windows on three sides, a fire place, coved ceiling, and plaster arch to hall. The dining room is commodious, and includes recess for the buffet, paneled walls and coved ceiling. The service part is most satisfactory with entrance to the breakfast room from the main hall. The kitchen is fitted with a complete equipment of cabinet work, sink under a window, icebox with outside icing door.

A well located stairway leads to the second floor consisting of three bedrooms, a sewing room, large closets, a complete bathroom with shower over the tub; also a folding stairway to attic. The basement is divided into a laundry, storage and vegetable rooms, a fuel room and space for heating and plumbing apparatus.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications for $25.00.

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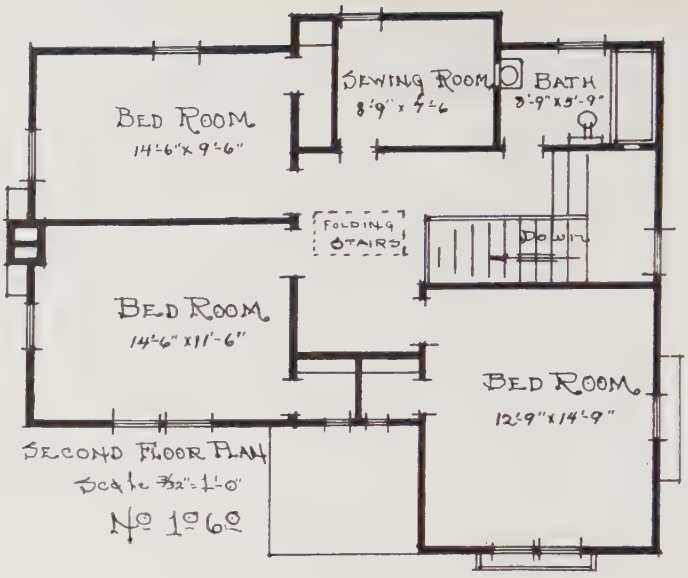
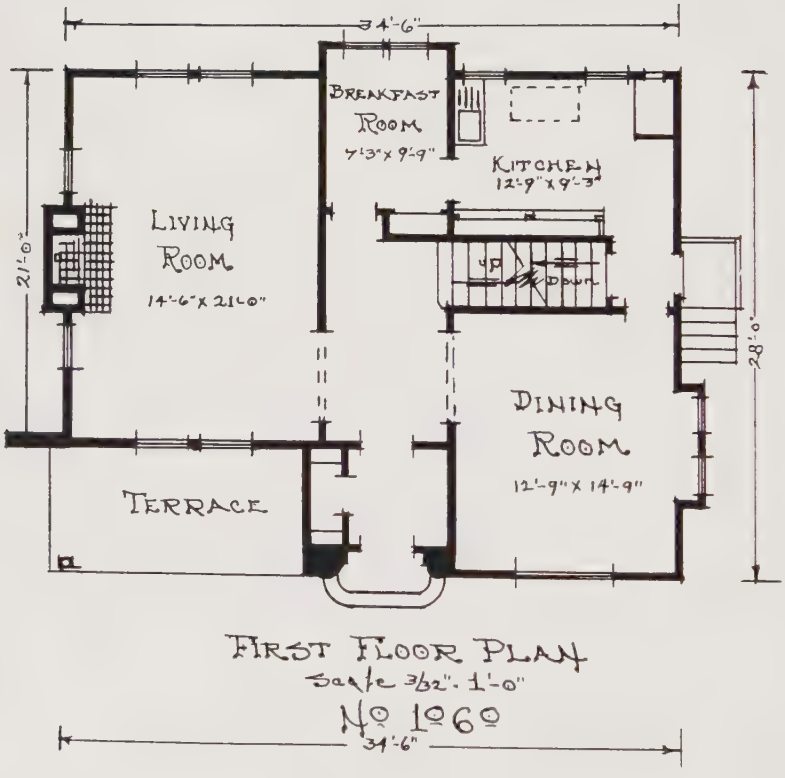
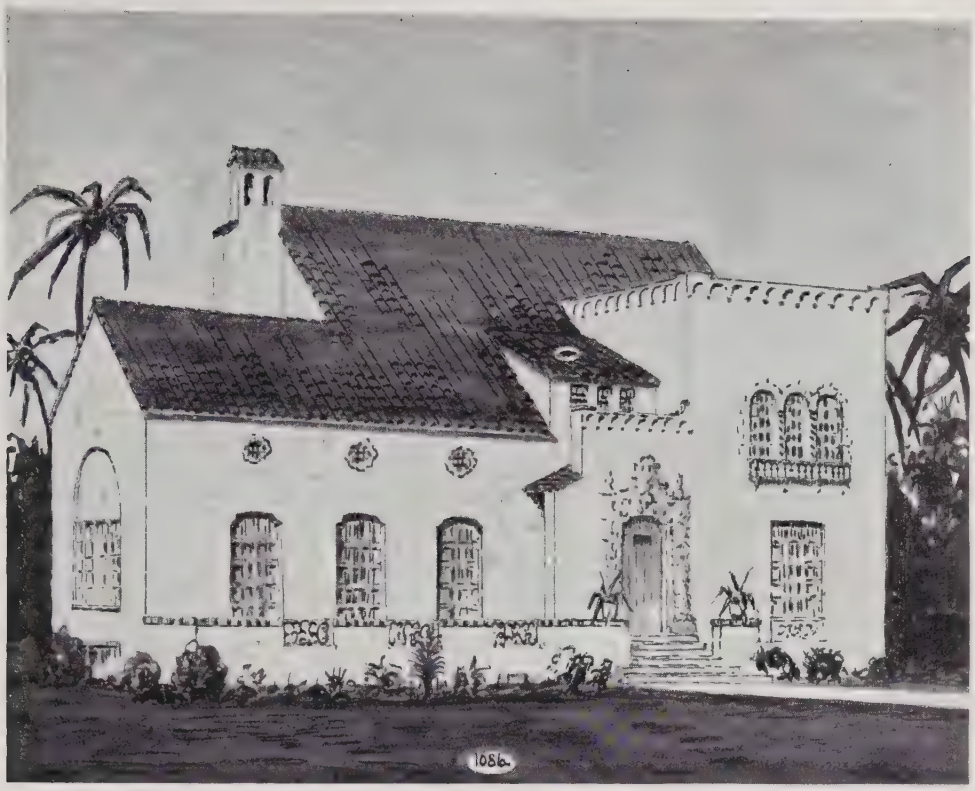
Specifications $5.00.





Three sets of plans and specifications for $25.00.



DESIGN No. 1086

Contents 60,000 cubic feet

A beautiful and practical Spanish type house with a Terra Cotta entrance and a tile roof, French doors opening onto a terrace in front with iron grilles. The interior contains a tiled front entrance vestibule with coat closet, a central hall with plastered arches to each room, a two-story living room with a unique fireplace.

A good sized dining room with many windows and built-in corner china closets; a very unusual combination stairway ascending from front hall and breakfast room, a very commodious kitchen with sink under a window, built-in ironing board and refrigerator, and cabinets built to ceiling.

There is also a large sun room with windows on three sides and French doors overlooking the garden; and a secluded toilet room completes the first floor layout.

On the second floor there are four light and airy bedrooms with cross ventilation; two complete bathrooms and an abundance of closets. A stairway leads to the third floor which contains a servant's room and bath.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications, $25.00.

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Specifications $5.00.

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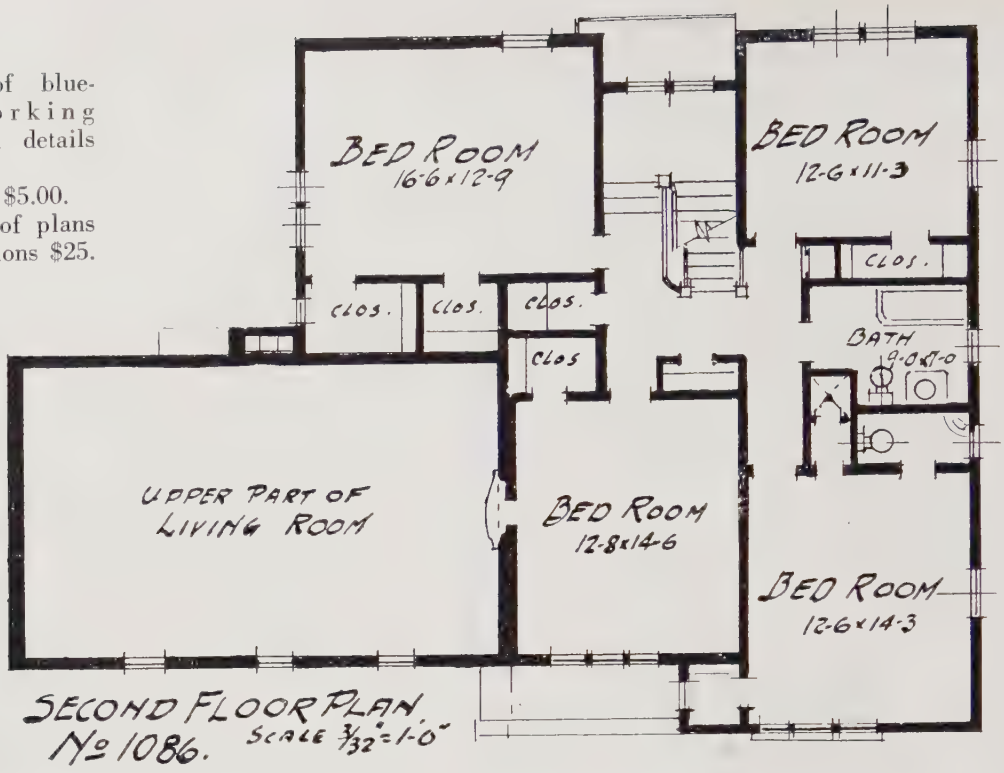

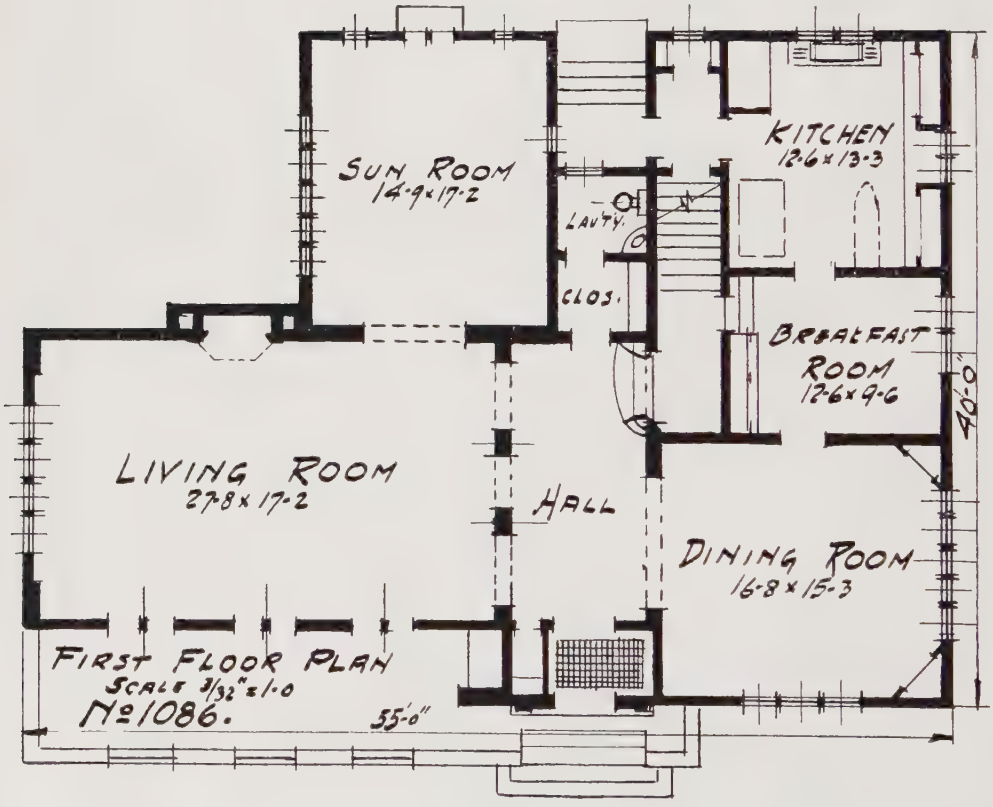

DESIGN No. 1100

Contents 43,000 cubic feet

Every essential requirement of the family desiring a four-bedroom home is generously satisfied in this compact and well proportioned design. The exterior is covered with stucco, stone trim and tile roof.

The first floor contains a central hall; a large living room and dining room; and the kitchen is well planned with sink under a window, very compact and a great step saver; and the breakfast room is a welcome addition to any home. The open stairway, with direct access to a toilet, on grade level; also to garage and a fine amusement room in the basement is a salient feature.

On the second floor there are three commodious bedrooms, two porches, one open balcony; two baths and a sufficient amount of closet accommodation. An open stairway to the third floor, in which there is a maid's room with private bath; and the balance floored for storage. The basement is divided off for the usual boiler, fuel and laundry rooms; storage and a full sized amusement room with fireplace, plastered and finished complete.

One set of blueprints of working drawings and details. Specifications, $5.00. Three sets of plans and specifications, $25.00.

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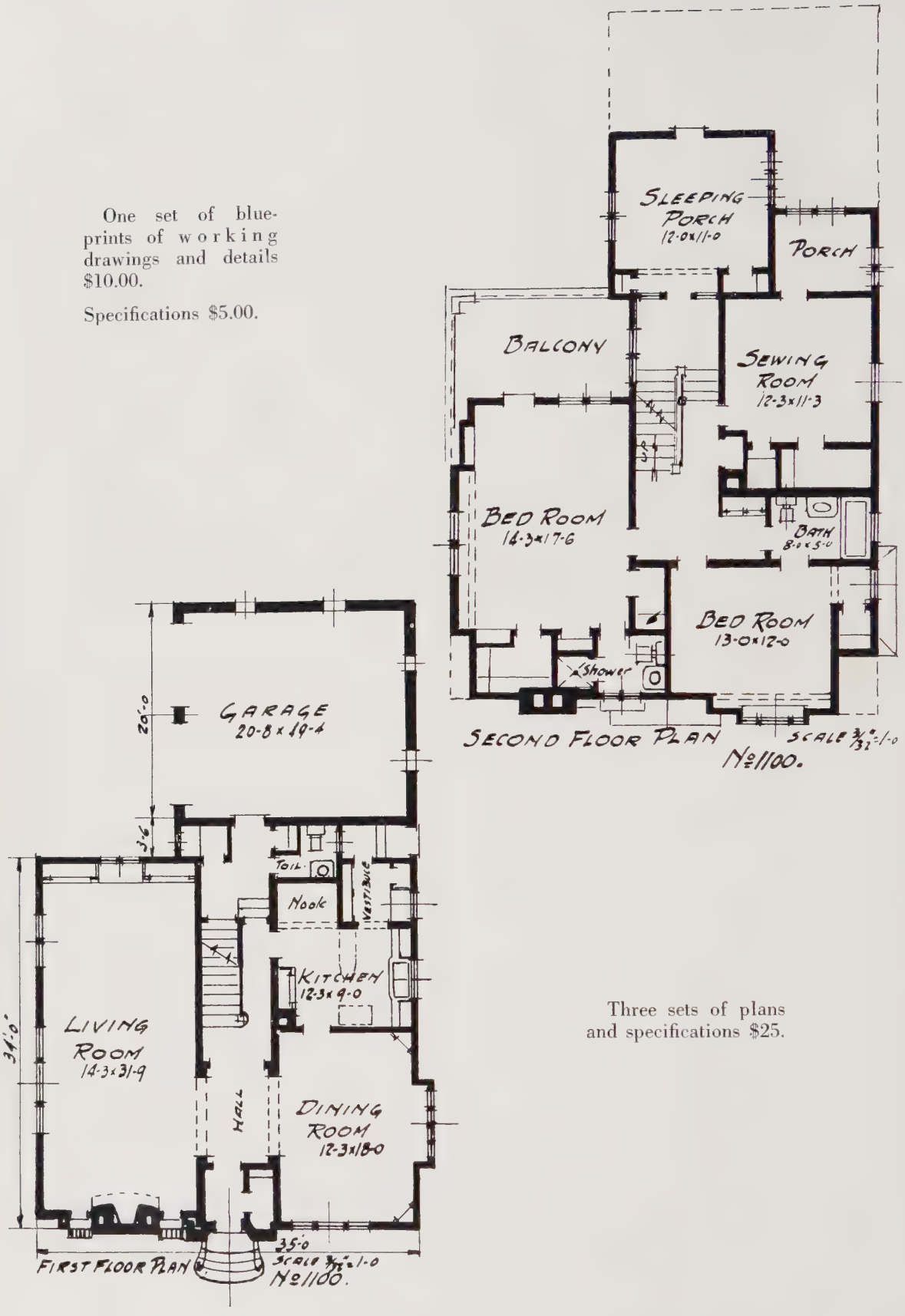


Three sets of plans and specifications $25.

DESIGN No. 1115

Contents 51,000 cubic feet

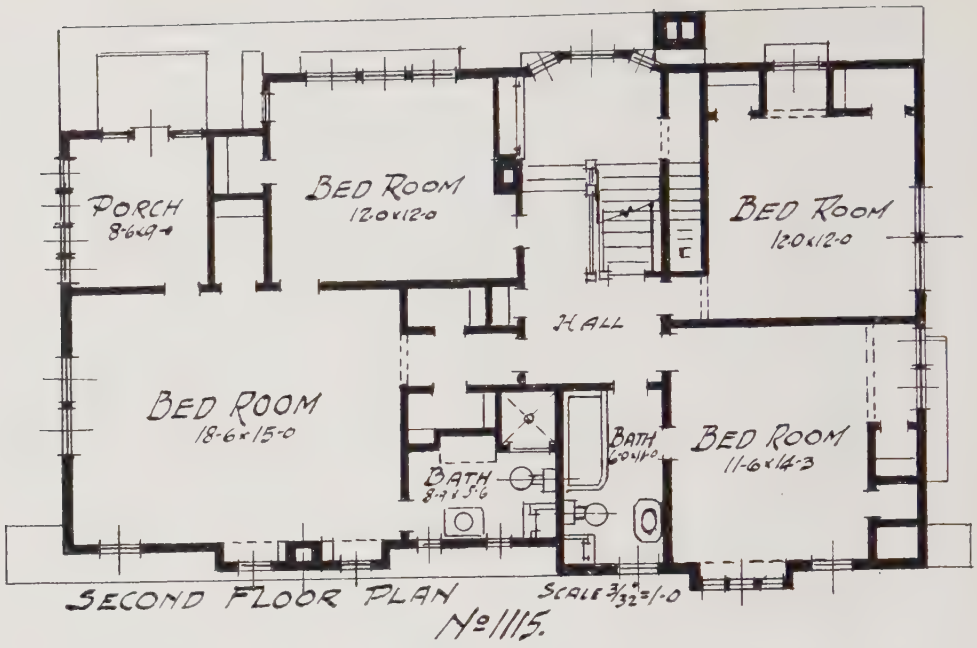
This English style home abounds in beauty and charm. Interest and variety characterize the exterior treatment, from the roof lines, broken by attractive dormers and a concealed fireplace chimney, and the main roof extended down to cover the main entrance gable, enhanced by well designed windows.

The exterior is finished with brick and stone up to the second floor in front, balance covered with stucco and half-timber with variegated slate roof. The terrace across the front is built in concrete with cement floor blocked off six by six inches, with expansion joints. The ornamental wrought iron railing around this terrace is elegant in its simplicity.

On the first floor there is a large living room with fireplace; a convenient library, in which there is also a fireplace. The dining room is of ample size with recess for buffet. The kitchen is fully equipped with cupboards built to ceiling, a tiled-in sink under the windows, built-in refrigerator and a receiving door from the incinerator in the basement. Front and rear stairs and a toilet room off the rear hall.

On the second floor there are four bedrooms, two bath rooms, and a sleeping porch, and the third floor contains a maid's room and bath, and a large storage room.

One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three sets of plans and specifications, $25.00.



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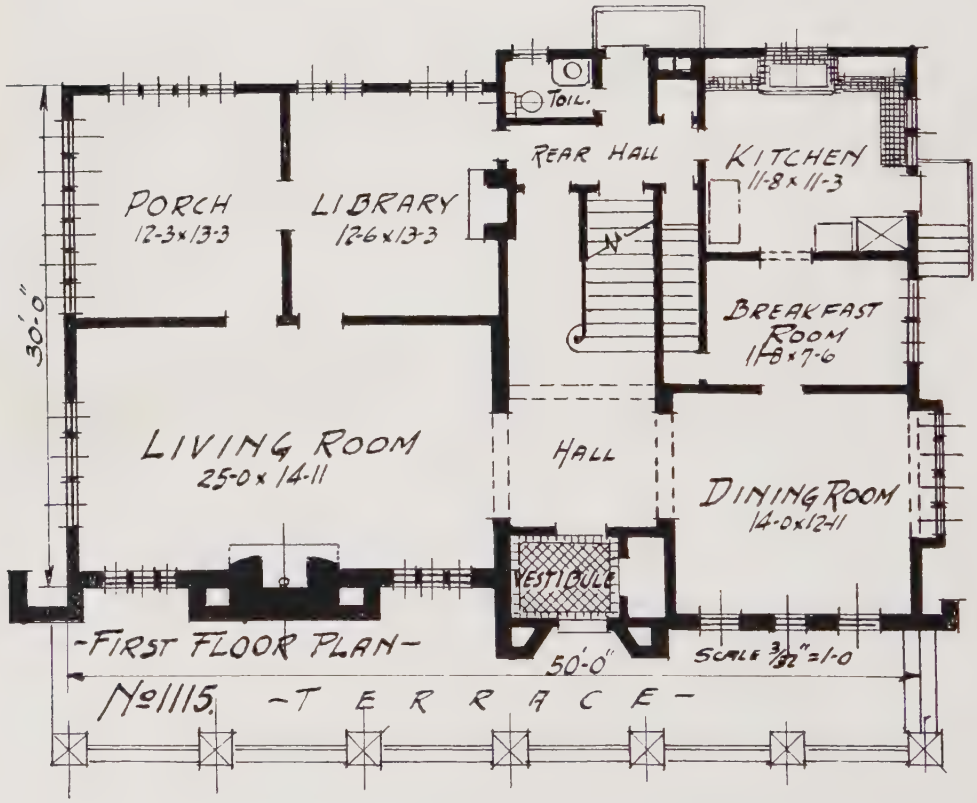

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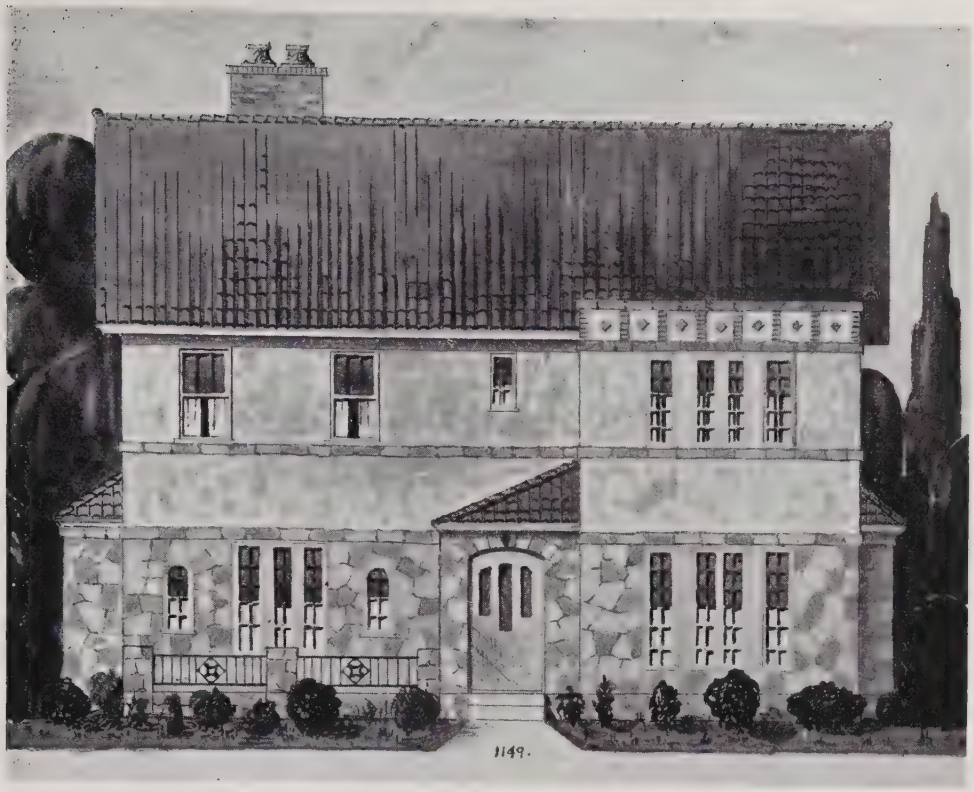


DESIGN No. 1149

Contents 40,000 cubic feet

The exterior appearance and the interior arrangement of this attractive home are entirely in accord; it is a home of distinction. The exterior walls in front, up to the top of the windows, are faced with stone, laid broken ashler, and the balance of walls and gables are finished in cement stucco.

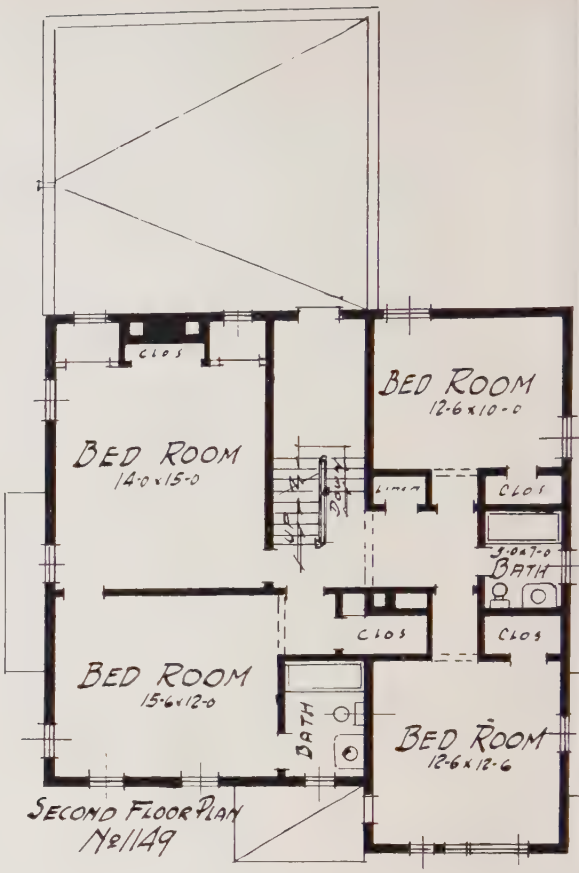
From a tiled vestibule we enter a central hall leading through plastered arches into a huge living room on the left, a commodious dining room to the right and a wide open stairway straight ahead. There are several desirable interior features, such as a tiled-in kitchen sink under a window, a built-in ironing board, a breakfast nook, and the receiving door to the incinerator is placed in the kitchen; and the refrigerator, broom closet and a storage cabinet in the rear entry. A conveniently located toilet room and a built-in garage accessible from under the stairway landing.

On the second floor there are four bedrooms, several closets and two baths; also a stairway to attic.

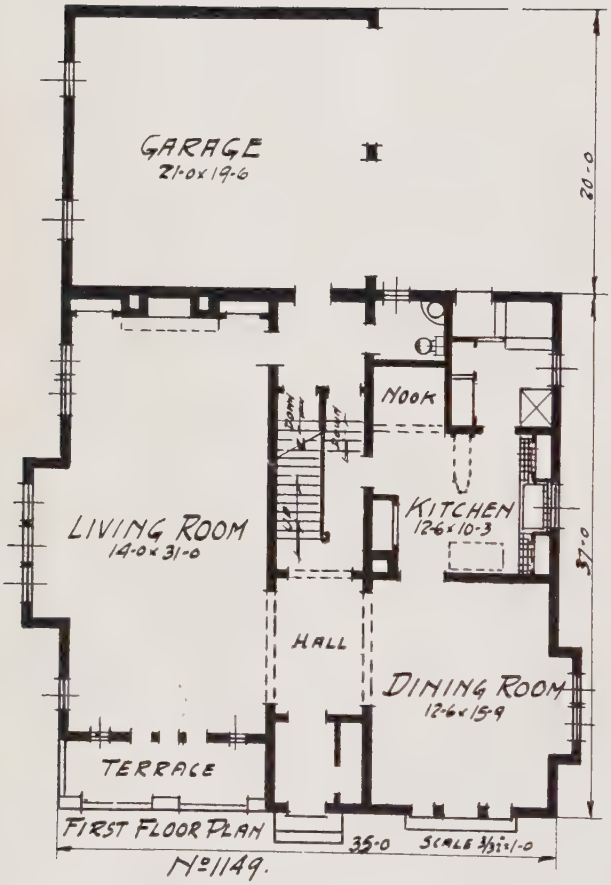
One set of blueprints of working drawings and details, $10.00. Specifications, $5.00. Three complete sets of plans and specifications, $25.00.

One set of blueprints of working drawings and details $10.00.

Specifications $5.00.



SECOND FLOOR PLAN
No 1149



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